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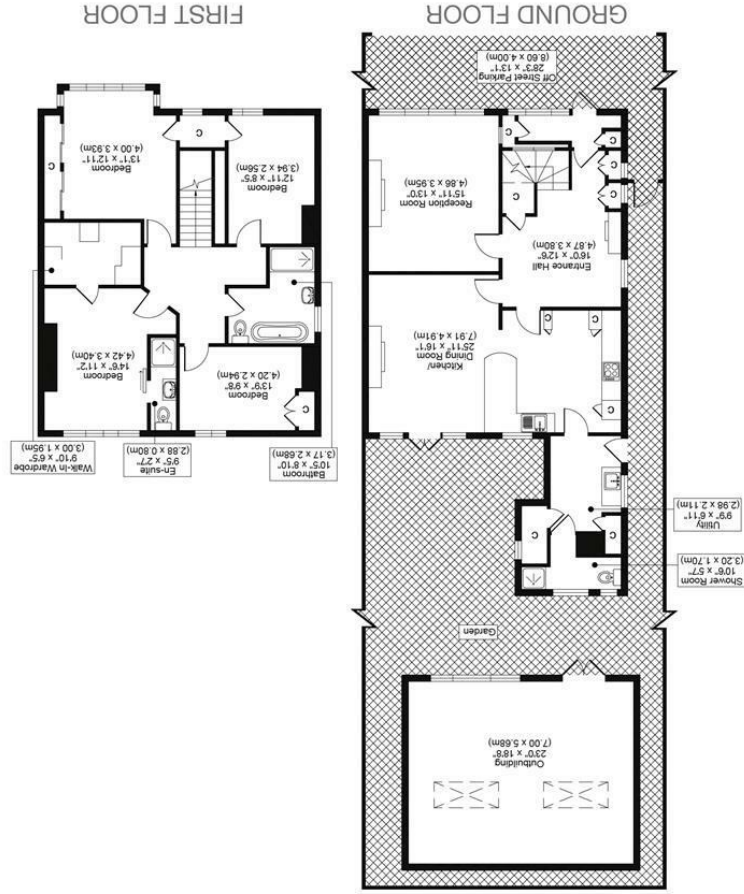
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CARSHALTON PARK ROAD, SMS
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 2312 SQ.FT (215 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 1884 SQ.FT (175 SQ.M)



CHRISTIES



****GUIDE PRICE £950,000 - £1,000,000****
LOCATED MOMENTS FROM CARSHALTON BEECHES STATION ON THE CHARMING CARSHALTON PARK ROAD, THIS DELIGHTFUL HOUSE OFFERS A PERFECT BLEND OF PERIOD CHARACTER AND MODERN LIVING. WITH FOUR SPACIOUS BEDROOMS—INCLUDING A MASTER SUITE FEATURING AN ENSUITE BATHROOM AND A WALK-IN WARDROBE—THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE FOR GUESTS OR A HOME OFFICE.

THE LAYOUT INCLUDES TWO INVITING RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING, ALONG WITH THREE WELL-APPOINTED BATHROOMS TO ENSURE CONVENIENCE FOR ALL RESIDENTS AND VISITORS. THE THOUGHTFUL DESIGN AND GENEROUS PROPORTIONS CREATE A WARM AND WELCOMING ATMOSPHERE THROUGHOUT.

TO THE REAR OF THE PROPERTY IS A LARGE DOUBLE GARAGE/PLAYROOM, OFFERING FLEXIBLE ADDITIONAL SPACE PERFECT FOR STORAGE, RECREATION, OR A HOME GYM. PARKING IS WELL CATERED FOR WITH A PRIVATE DRIVEWAY, AND THE TRANQUIL GARDEN PROVIDES A PEACEFUL OUTDOOR RETREAT—IDEAL FOR UNWINDING OR HOSTING DURING WARMER MONTHS.

ONE OF THE STANDOUT FEATURES OF THIS HOME IS ITS PRIME LOCATION, JUST MOMENTS AWAY FROM CARSHALTON BEECHES STATION, MAKING COMMUTING TO LONDON AND SURROUNDING AREAS EASY AND EFFICIENT—PERFECT FOR PROFESSIONALS AND FAMILIES ALIKE.

- MOMENTS FROM CARSHALTON BEECHES STATION
- CHAIN FREE
- FOUR GENEROUS BEDROOMS
- COUNCIL TAX BAND F
- EPC RATING

