



Park Hill

Carshalton, SM5 3RU

Guide price £585,000


The local agent
thelocalagent.co.uk



48b Park Hill, Carshalton, Surrey, SM5 3RU

Guide price £585,000

This stunning contemporary townhouse has been extended and re-designed by the current owners to suit the modern family lifestyle including the use of a communal park to the rear! The property really needs to be seen to be fully appreciated! With approximately 1271 sq ft of living space split over three floors this property offers versatile accommodation. Downstairs there is a stunning kitchen/dining/living area with doors out to the garden.

On the first floor there is another reception/fourth bedroom, the third bedroom and family bathroom. On to the top floor there are two good sized bedrooms plus a shower room.

Outside there is the large communal park area fantastic for the kids to play while mum and dad can oversee whilst dining alfresco on the private patio.

There are many more features and benefits including a garage/utility and off street parking.

Property Features

Stunning Extended Townhouse

Approx 1271 Sq ft

Three/Four Bedrooms

Two Bathrooms with 3 WC's

Open Plan Family Living

Private Garden

Large Communal Gardens Approx 0.3 Acre

Close To Trains

Off Street parking

Council Tax Band: D

Tenure: Freehold

EPC Rating:C

Total approximate floor area: 1271.00 sq ft

Location

The property is perfectly positioned close to local shops, and easy access to St Philomena's Girls School, Wallington Boys, Wilson's, Barrow Hedges and Stanley Park primary schools. Good transport facilities on the doorstep with lots of bus routes and only 0.3 miles from Carshalton Beeches train station and 0.6 miles from Carshalton station and high street.



Park Hill, Carshalton



Total Area 118.1 m² ... 1271 ft²

Disclaimer This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

3 Ruxley Lane, Epsom, Surrey, KT19 0JB

telephone 020 8004 5252 | email sales@thelocalagent.co.uk