



58 Stanley Park Road, Carshalton, SM5 3HW

£850,000



**Cromwells**  
ESTATE AGENTS



## 58 Stanley Park Road, Carshalton, SM5 3HW

Don't miss out on this well presented and extended four/five bedroom semi detached family home, located on Stanley Park Road in a great location close to local shops, transport links and good schools. This delightful property boasts a modern and bright interior, perfect for those seeking a comfortable and stylish living space with flexible accommodation to suit individual needs.

The property features a spacious open plan living/dining room, a conservatory, a modern kitchen diner, a downstairs WC and and downstairs bedroom or additional reception room. Upstairs you will find four well proportioned bedrooms and a large modern family bathroom.

The rear garden provides a lovely space to relax or socialise with friends and family, whilst the large driveway offers added convenience for families with more than one car. A viewing is recommended to appreciate the size and space this lovely property has to offer.

### Accommodation

#### Entrance Hall

Under stairs storage cupboard, oak flooring, radiator.

#### Open plan Living Dining Room

Double glazed bay window to front aspect, two radiators, two feature fireplaces, oak flooring, double glazed sliding doors leading to conservatory.

#### Conservatory

Tiled flooring and double glazed French doors leading out to garden .

#### Kitchen Breakfast Room

Range of modern fitted kitchen units and drawers, granite worktops, double bowl ceramic sink with chrome mixer tap, space for range cooker with extractor hood above, space for American fridge freezer and washing machine, cupboard housing 'Worcester' boiler, radiator, vinyl flooring, double glazed windows and patio door leading out to garden.

#### Bedroom Five/ Additional Reception Room

Oak flooring, radiator, double glazed window to front aspect, front door, shower cubicle.

#### Downstairs WC

With WC, wash hand basin, oak flooring, extractor fan, part tiled walls

#### Stairs to 1st floor landing

Fitted carpet, airing cupboard with water tank

#### Bedroom One

Fitted wardrobes with sliding doors, radiator, fitted carpet, double glazed bay window to front aspect.

#### Bedroom Two

Fitted wardrobes, radiator, fitted carpet, double glazed window to rear aspect.

#### Bedroom Three

Fitted carpet, radiator, double glazed windows to front aspect.

#### Bedroom Four

Radiator, fitted carpet, feature coloured glass brick window, double glazed window to side aspect, loft access (with pulldown ladder, boarded for storage)

#### Bathroom

Modern suite comprising of walk in shower cubicle, thermostatic shower with rain showerhead and hand shower attachment, panel enclosed bath with chrome mixer tap and hand shower attachment, vanity double bowl wash hand basin with chrome taps and storage below, WC, part tiled walls, heated chrome towel rail, tiled flooring, double glaze obscure window to rear aspect.

#### Outside

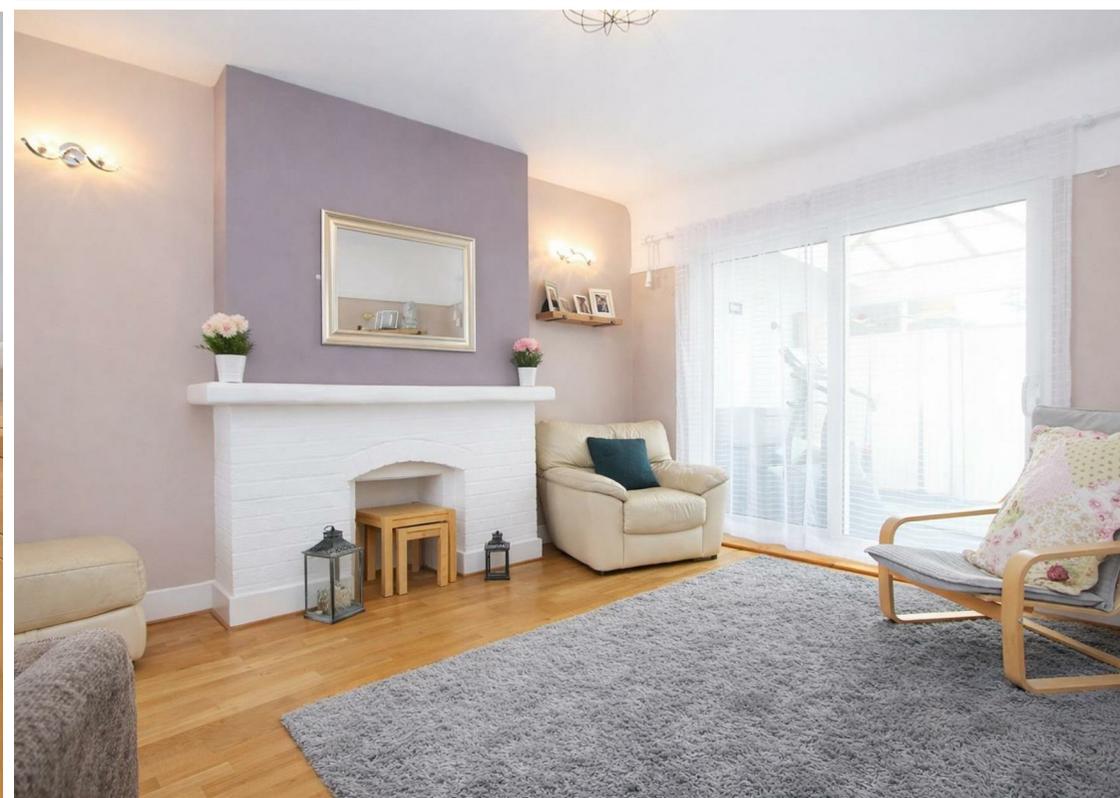
Driveway providing ample off street parking

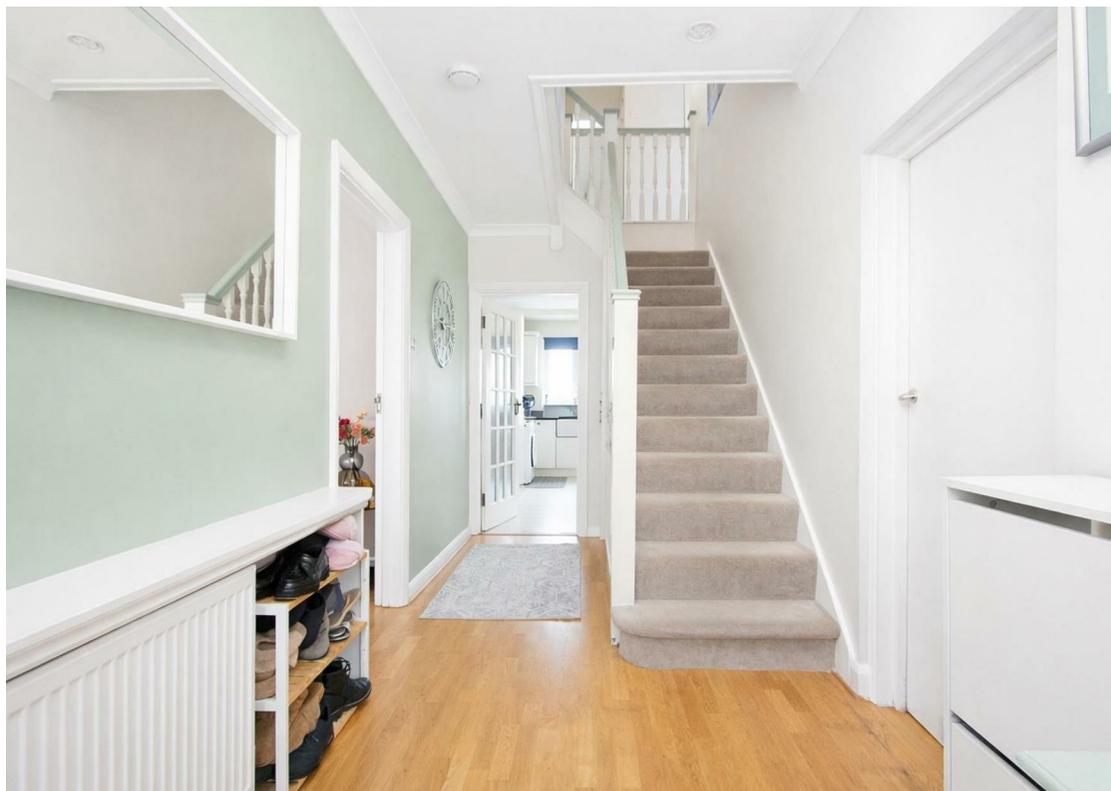
#### Rear Garden

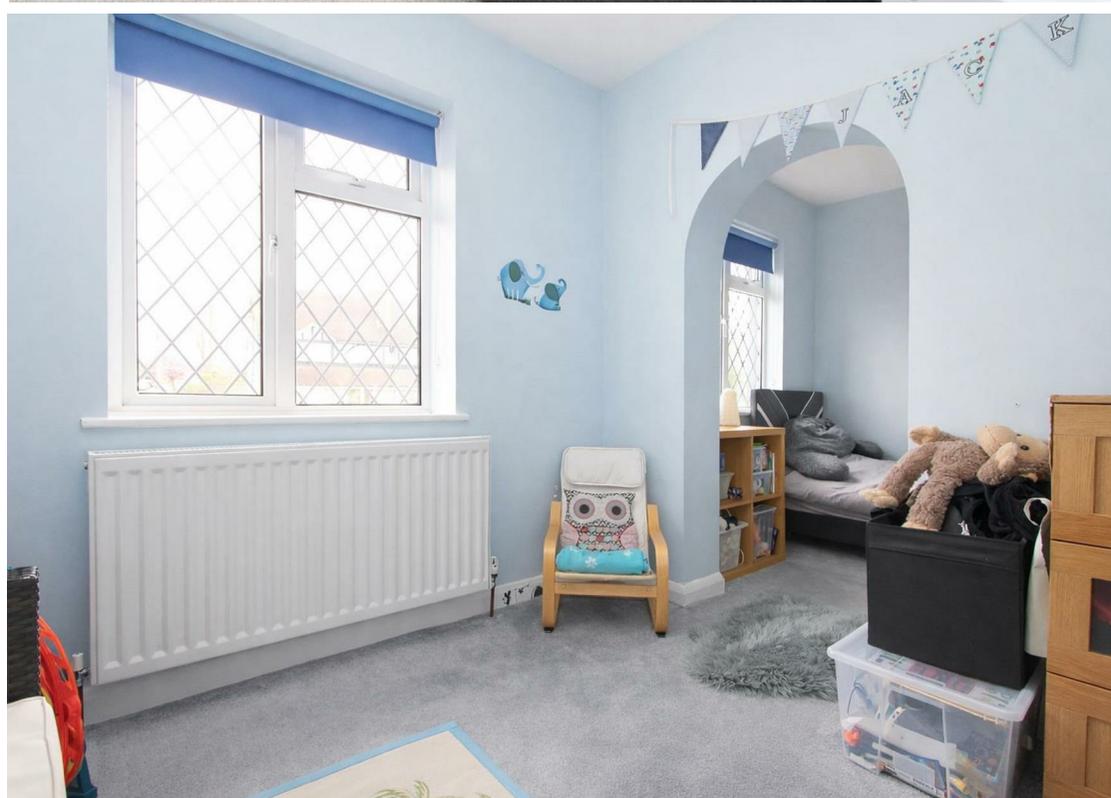
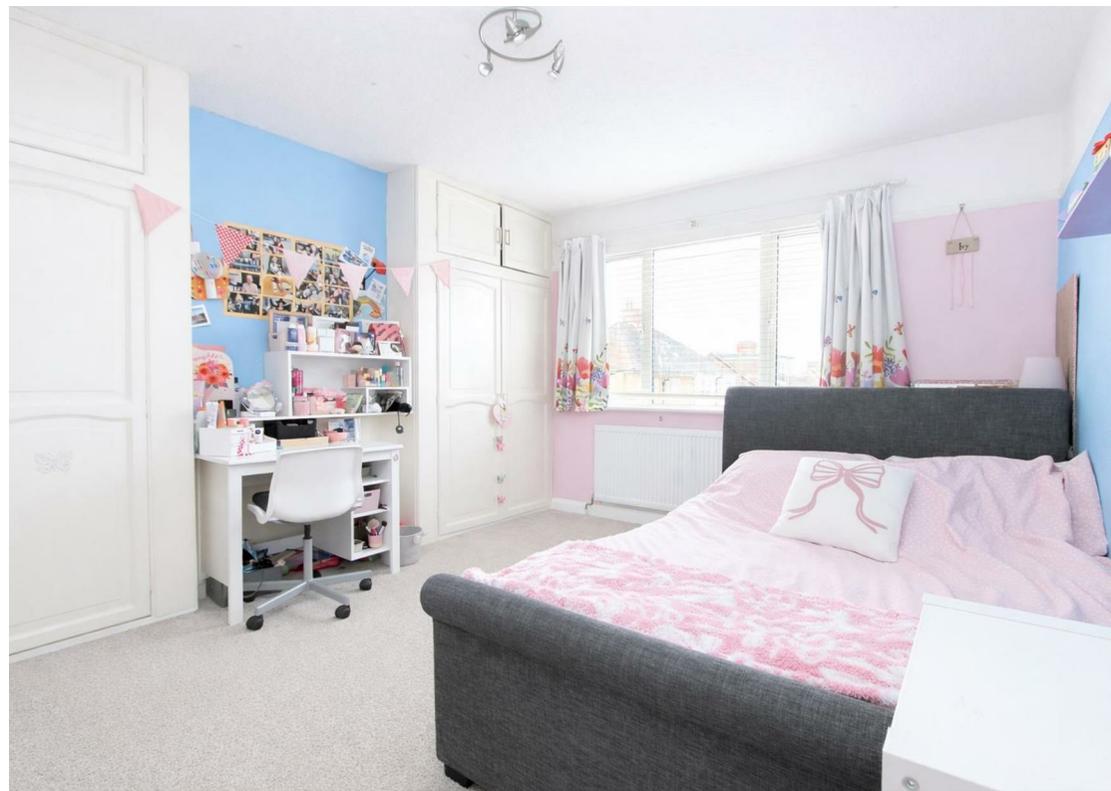
Elevated seating area with Astroturf, steps down to landscaped garden with lawn section, borders with flowers and shrubs, two garden sheds, outside tap, lean to storage area.

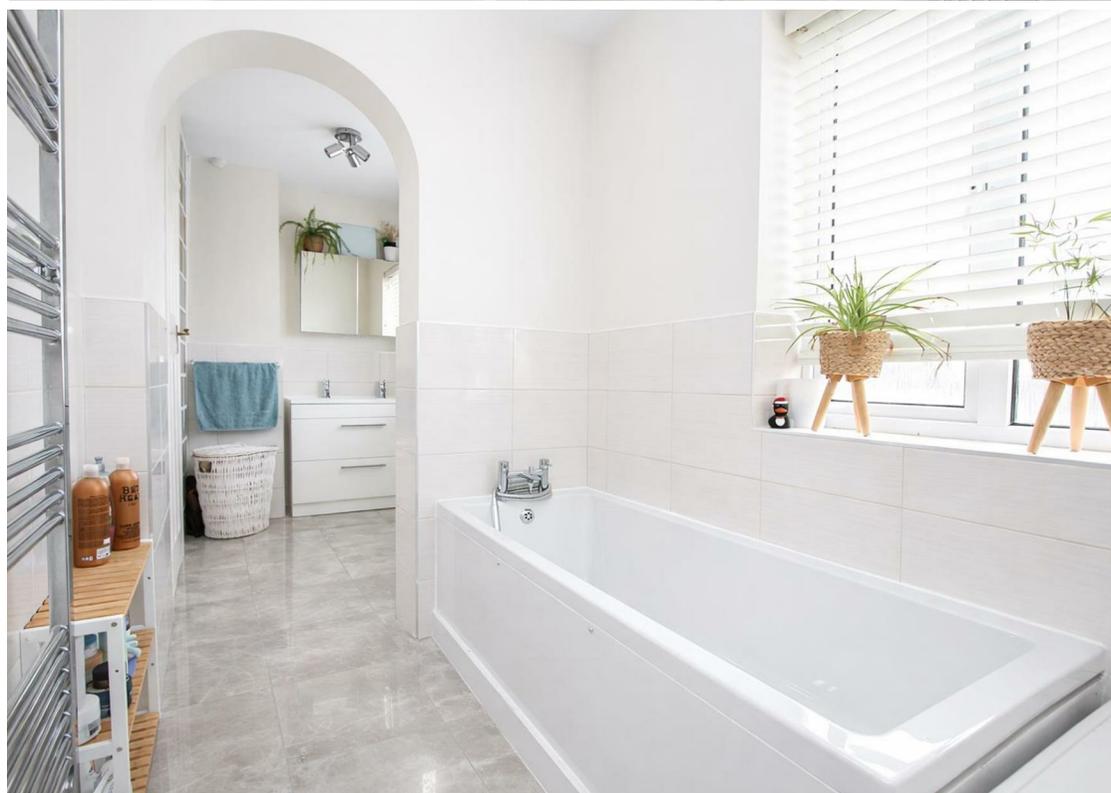
#### BUYER'S INFORMATION

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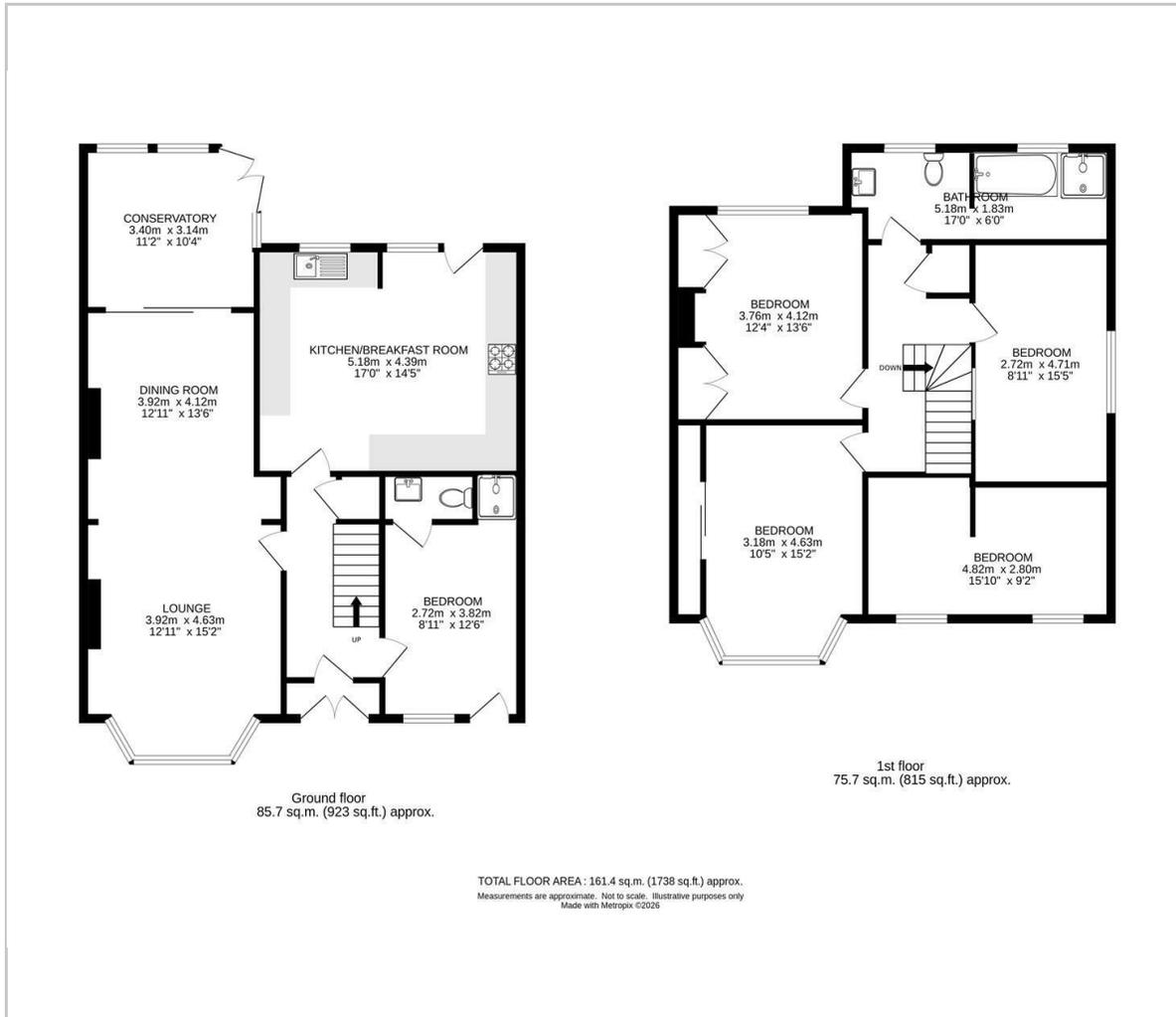




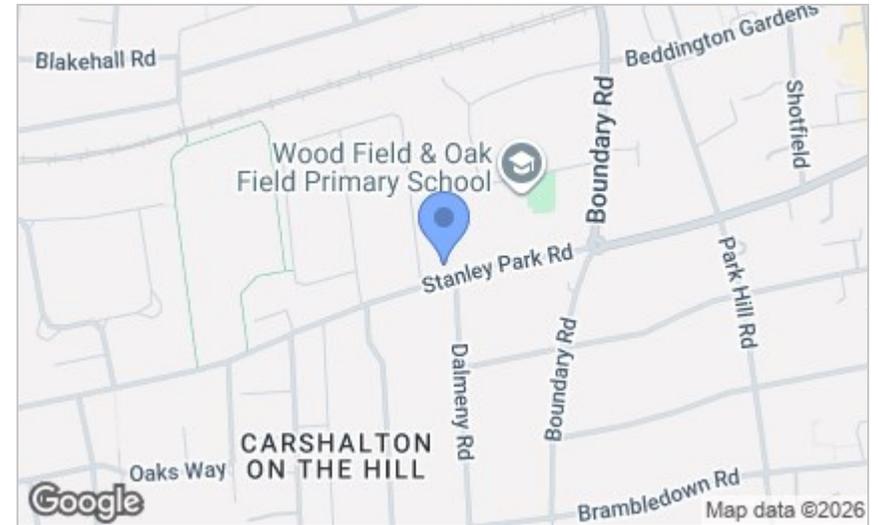




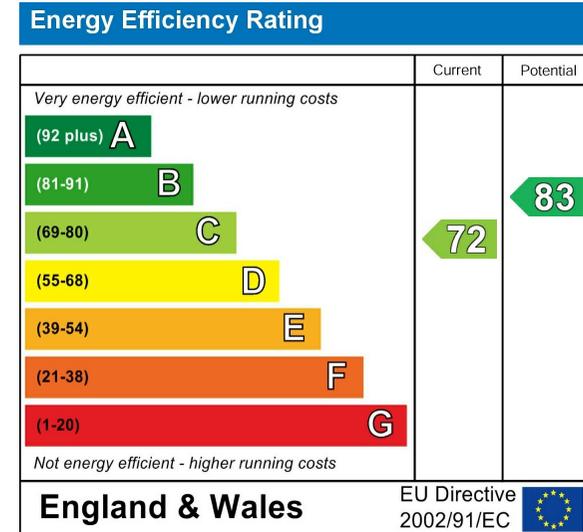
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.