



56 Nightingale Road, Carshalton, SM5 2EN



Offers over £525,000

**Cromwells**  
ESTATE AGENTS



# 56 Nightingale Road

Carshalton, SM5 2EN

Cromwells Wallington are delighted to offer this well presented 3 bedroom family home, located in a sought after road close to an abundance of shops, transport links and reputable schools. The property benefits from a modern kitchen and bathroom, a spacious lounge/diner, a detached garage and ample off street parking.



Accommodation  
UPVC double glazed Georgian style French doors to:

Entrance Porch:  
UPVC double glazed window to side and front aspect, laminate flooring, part glazed wooden front door to:

Entrance Hall:  
Two windows to front aspect, understairs storage cupboard housing gas and electric meters, dado rail, ornate ceiling coving, ornate radiator cover, laminate flooring, door to:

Lounge/Dining Room: 27ft overall length

Lounge Area: 18'5 x 11'4  
Ornate painted fireplace with marble hearth and electric fire insert, UPVC double glazed bay window to front aspect, built in cupboards to alcoves, ornate Regency panel effect wall decor, ornate ceiling coving, ornate radiator cover, laminate flooring, archway to:

Dining Area: 7'10 x 7'0  
Plate rail with painted panelling below, ornate ceiling coving and ceiling décor, serving hatch, double panelled radiator, laminate flooring, UPVC double glazed door to garden.





**Kitchen:** 9'8 x 9'4  
Quartz effect work surfaces with drawers and cupboards below, matching wall units, 1½ bowl stainless steel sink with chrome mixer tap, space for cooker, space and plumbing for washing machine, space for tumble dryer, space for tall standing fridge/freezer, part tiled walls, cottage style tiled flooring, two UPVC double glazed windows to rear aspect and matching door to garden, ornate ceiling coving, single panelled radiator, tiled splashback.

**Stairs to First Floor Landing:**  
Access to loft, airing cupboard housing hot water tank, built in storage cupboard over stairs, laminate flooring, ornate ceiling coving.



**Bedroom 1:** 15'3 x 11'2  
Two built in wardrobes to alcoves, UPVC double glazed bay window to front aspect, laminate flooring, double panelled radiator.

**Bedroom 2:** 11'5 x 11'4  
Complete room fitted with 'Hammonds' fitted bedroom furniture comprising wardrobes, overhead storage cupboards, chest of drawers and bedside cabinets, UPVC double glazed window to rear aspect, laminate flooring, ornate radiator cover.

**Bedroom 3:** 9'1 x 7'0  
UPVC double glazed window to rear aspect, built in wardrobe with cupboards above, further extensive overhead fitted cupboards, laminate flooring, double panelled radiator.

**Bathroom:**  
Modern three piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment as well as electric shower over, vanity unit with inset sink with Victorian style chrome taps and cupboards below, low level WC, feature two tone part tiled walls, tiled flooring, radiator/towel rail, UPVC double glazed window to rear aspect.

**Outside**

**Rear Garden:**  
Approximately 60ft in length, mainly laid to lawn, large patio area with stepping stone to detached garage, fence enclosed, outside tap.

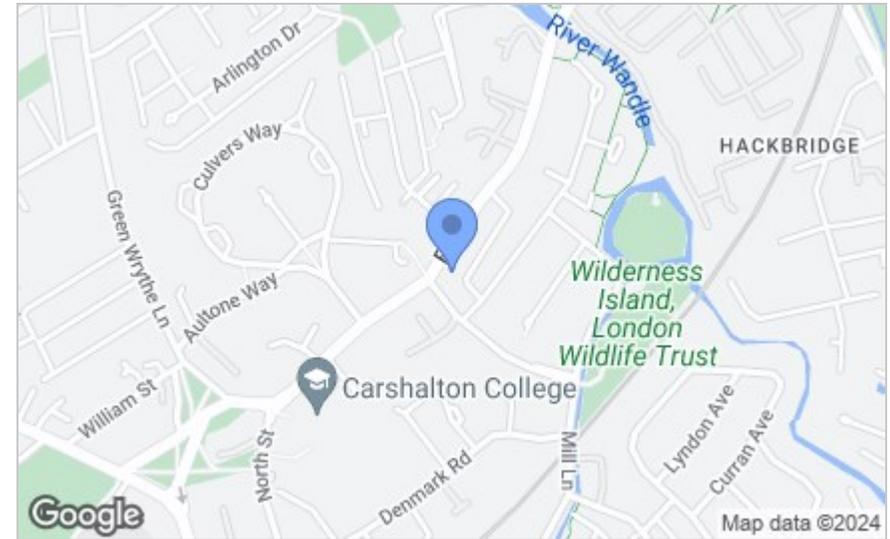
**Detached garage/workshop:**  
Approached via rear shared driveway, power and lighting.



## Floor Plan



## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.