







Ground Floor, 69 Park Lane, Carshalton, SM5 3EE

2 1 2

Guide price £400,000

Cromwells
ESTATE AGENTS

69 Park Lane, Carshalton, SM5 3EE

Overview

Cromwells Wallington are delighted to offer this immaculately presented two double bedroom ground floor period conversion, offering a perfect blend of modern open plan living as well as characterful charm. The property benefits from a 17ft lounge/diner, a modern kitchen and bathroom, a sun room, a large private rear garden, off street parking and a share of the freehold.

The location itself is fantastic and hugely popular, within easy walking distance from both Wallington and Carshalton stations, shops, amenities and surrounded by reputable local schools at secondary and primary level.

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Accommodation

Communal Entrance:
Original tiled flooring, picture rail, wooden front door to..

Inner Hallway:
Under stairs storage, wall mounted thermostat, original tiled flooring.

Lounge/Diner: 17'10 x 11'2
Stained glass windows and double doors to rear aspect directly onto sun room, feature cast iron fireplace, picture rail, double panelled radiator, herringbone vintage oak flooring.

Kitchen/Breakfast Room: 14'2 x 9'4
Range of fitted wall units with matching drawers and doors below, roll top work surfaces with inlaid sink and mixer tap, large gas range cooker with extractor fan above, integrated dishwasher, space and plumbing for washing machine and tumble dryer, space for tall standing fridge freezer, larger cupboard, herringbone vintage oak flooring with underfloor heating, UPVC double glazed windows to side and rear aspects with doors leading to rear garden.

Bedroom 1: 13'11 x 11'10
Large bay with UPVC double glazed windows to front aspect, fitted plantation shutters, picture rail, old school style radiator, fitted wardrobes.

Bedroom 2: 11'5 x 10'2
UPVC double glazed window to side aspect, carpet with underfloor heating, fitted wardrobe.

Bathroom:
Modern three piece suite comprising panel enclosed bath with mixer tap and shower above, wash hand basin with mixer tap and storage cupboard below, low level push button flush WC, heated towel rail, extractor fan, tiled flooring, tiled walls.

Outside
Rear Garden: Approx 65ft
Large decking area, leading to lawn section with flower beds bordering, garden shed, fence enclosed, side access, power and water supply.

Front:
Block paved driveway providing off street parking.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete


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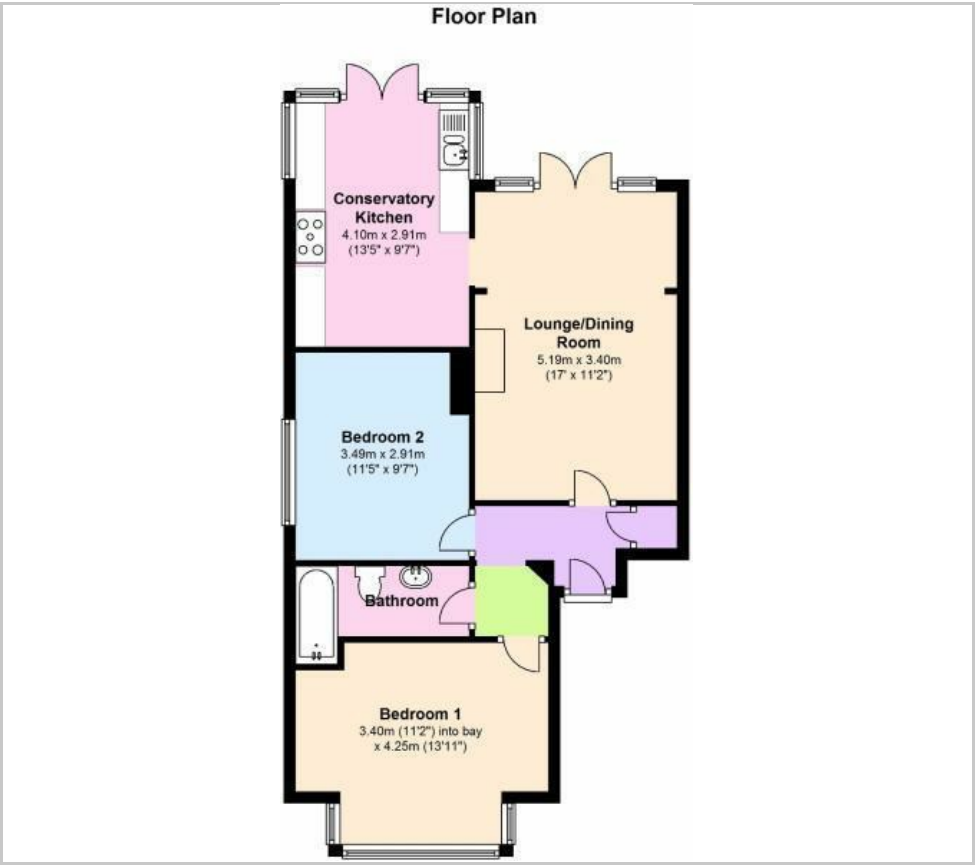




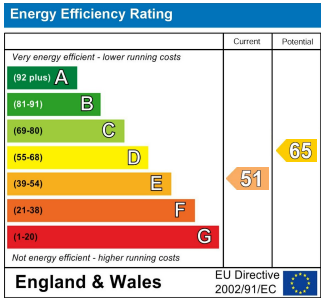




Floor Plan



Area Map



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.

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