



57 Carshalton Park Road, Carshalton, SM5 3SP



£450,000

WH WATSON HOMES  
Estate Agents

## **57 Carshalton Park Road, Carshalton, SM5 3SP**

### **NO ONWARD CHAIN**

Watson Homes is delighted to present this charming and modern two-bedroom house located on Carshalton Park Road, right in the heart of Carshalton. This beautifully presented property features a spacious reception room, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped, making it a joy for any home cook.

The house boasts two comfortable bedrooms, providing ample space for rest and relaxation. The luxury four-piece bathroom adds a touch of elegance and convenience to daily living. One of the standout features of this property is the longer than average garden, which offers a delightful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the house benefits from side access and off-street parking, ensuring practicality and ease of living.

Conveniently situated within walking distance to Carshalton Village, residents will find a variety of shops and restaurants to explore. For those who enjoy the outdoors, Carshalton Park is just a stone's throw away, providing a lovely setting for leisurely strolls or picnics.

An internal viewing is essential to fully appreciate the charm and quality of this lovely home. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity to enjoy comfortable living in a vibrant community.

# 57 Carshalton Park Road

Carshalton, SM5 3SP

## Accommodation

Wood effect double glazed leaded light front door to..

## Entrance Hall

Two large under stairs storage cupboards, wood effect flooring, UPVC double glazed leaded light window to front aspect, radiator. Doors to kitchen and lounge.

## Lounge

Feature electric fireplace with modern surround and stainless steel and pebble insert with granite hearth, wood effect flooring, UPVC double glazed French doors to garden with windows either side, ceiling coving, radiator.

## Kitchen

Beechwood worksurfaces with Shaker style modern drawers and cupboards below, matching wall units with under lighting, cupboard housing fridge freezer, 1 1/2 bowl stainless steel sink with modern chrome mixer tap, built-in stainless steel oven with five ring gas hob and stainless steel and glass cooker hood above, breakfast bar area, part tiled walls and tile effect laminate flooring, UPVC double glazed leaded light window to front aspect, radiator.

## Stairs to 1st floor landing

Access to loft, large airing cupboard

## Bedroom one

UPVC double glazed window to rear aspect, built-in double wardrobe, ceiling coving.





**Bedroom two**  
UPVC double glazed leaded light window to front aspect, ceiling coving, radiator.

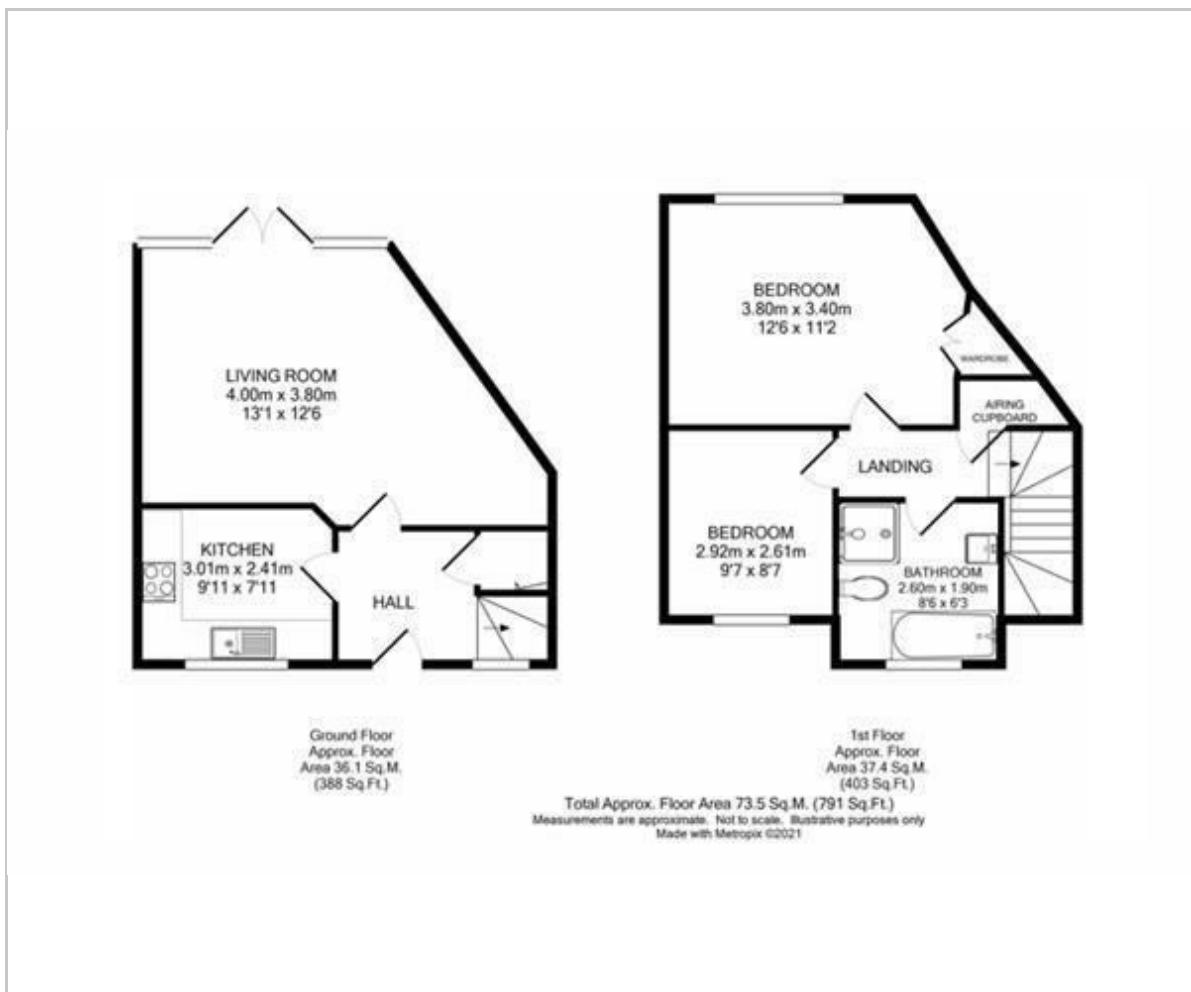
**Bathroom**  
Modern white suite comprising panel enclosed double ended bath with chrome wall mounted tap plate and separate shower attachment, large wash handbasin with modern chrome three-piece tap set and drawers below, large tiled shower cubicle with modern chrome shower fittings, low-level WC with concealed cistern and push button flush, tiled walls with feature tiled wall, UPVC double glazed leaded light window to front aspect, chrome radiator/towel rail, extractor fan.

**Garden**  
Long garden approximately 100ft in length, mainly laid to lawn with patio area and further wider patio and shingle area to rear of garden, garden shed, outside tap, fence enclosed with side access.

**Front**  
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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

## Floor Plan

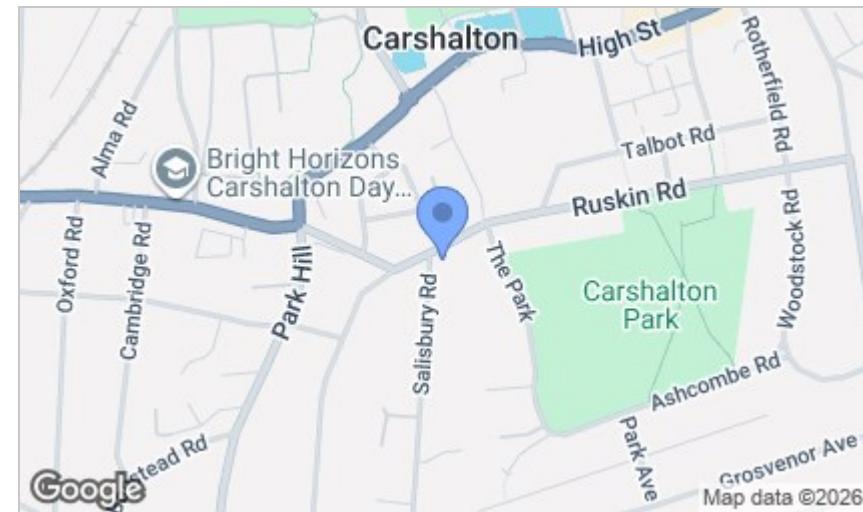


## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

