







55 Dale Park Avenue, Carshalton, SM5 2ES

£650,000

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WH WATSON HOMES
Estate Agents

55 Dale Park Avenue, Carshalton, SM5 2ES

Watson Homes are pleased to present this delightful four bedroom family home, situated in a highly sought after residential road in Carshalton. The property offers spacious accommodation across three floors and is beautifully presented throughout. On the ground floor you will find a welcoming open plan reception room with a wood burner and feature fireplaces creating nice focal points in the rooms, a conservatory a modern well equipped kitchen, and a downstairs shower room for added convenience. On the first floor there are three bedrooms and a luxury family bathroom. The loft has been converted to create a spacious fourth bedroom with en-suite shower room and double doors with juliet balcony. Outside the property there is a well maintained rear garden, plus a driveway at the front providing off street parking.

This wonderful home must be viewed to appreciate the size and space it has to offer. It is excellently located for transport links, with both Carshalton and Hackbridge train stations within easy reach. Dale Park Recreation ground and Wilderness Island offer local green space to enjoy, together with Carshalton Village and all the amenities it has to offer.

Accommodation

Front door into....

Porch Area and Entrance Hall
Engineered wood flooring, understairs storage cupboard, original stained glass feature window.

Downstairs Shower Room
Corner shower cubicle with sliding doors, thermostatic shower with rain showerhead and hand shower attachment, WC, wall mounted wash handbasin, heated chrome towel rail, tiled walls and flooring, extractor fan.

Double doors opening into

Open plan Living and Dining Room

Living Area
Wood burner stove with exposed brick fireplace and chimney breast, engineered wood flooring, radiators, double glazed window to front aspect,

Dining Area
Feature fireplace with exposed brick chimney breast, engineered wood flooring.

Conservatory
Double glazed conservatory with French doors opening to garden, two radiators, tiled flooring with underfloor heating.

Kitchen
Range of fitted kitchen units and drawers with solid wood worktop, inset butler sink with bronze mixer tap, integrated double oven/grill, induction hob with extractor hood above, integrated dishwasher and washing machine, tiled splashback, wall mounted combination boiler, pantry, breakfast bar, tiled flooring.

Stairs to 1st floor landing

Bathroom
Three piece suite comprising of freestanding rolltop clawfoot bathtub with Victorian style mixer tap and hand shower attachment, pedestal wash handbasin with Victorian style chrome taps , WC, Metro tiled walls, vinyl flooring, double glazed obscure window to rear aspect, heated chrome towel rail.

Bedroom One
Laminate flooring, radiator, double glazed window to rear aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to front aspect

Bedroom Three
Radiator, laminate flooring, double glazed window to front aspect.

Stars to 2nd floor landing.
Double glazed obscure window to side aspect

Bedroom Four
Laminate flooring, radiator, two Velux windows, eaves storage, double glazed French doors opening out to Juliet balcony.

Ensuite Shower Room
Shower cubicle with sliding door, thermostatic shower with rain showerhead and hand shower attachment, WC, pedestal wash handbasin with chrome mixer tap, Metro tiled walls, tiled flooring, double glazed window to rear aspect, heated chrome towel rail.

Outside

Front
Gravelled driveway with off street parking, footpath, shared side access, borders with mature shrubs.

Garden
Large lawn section and patio area, borders with mature shrubs and flowers, shed, gate with side access, outside tap.

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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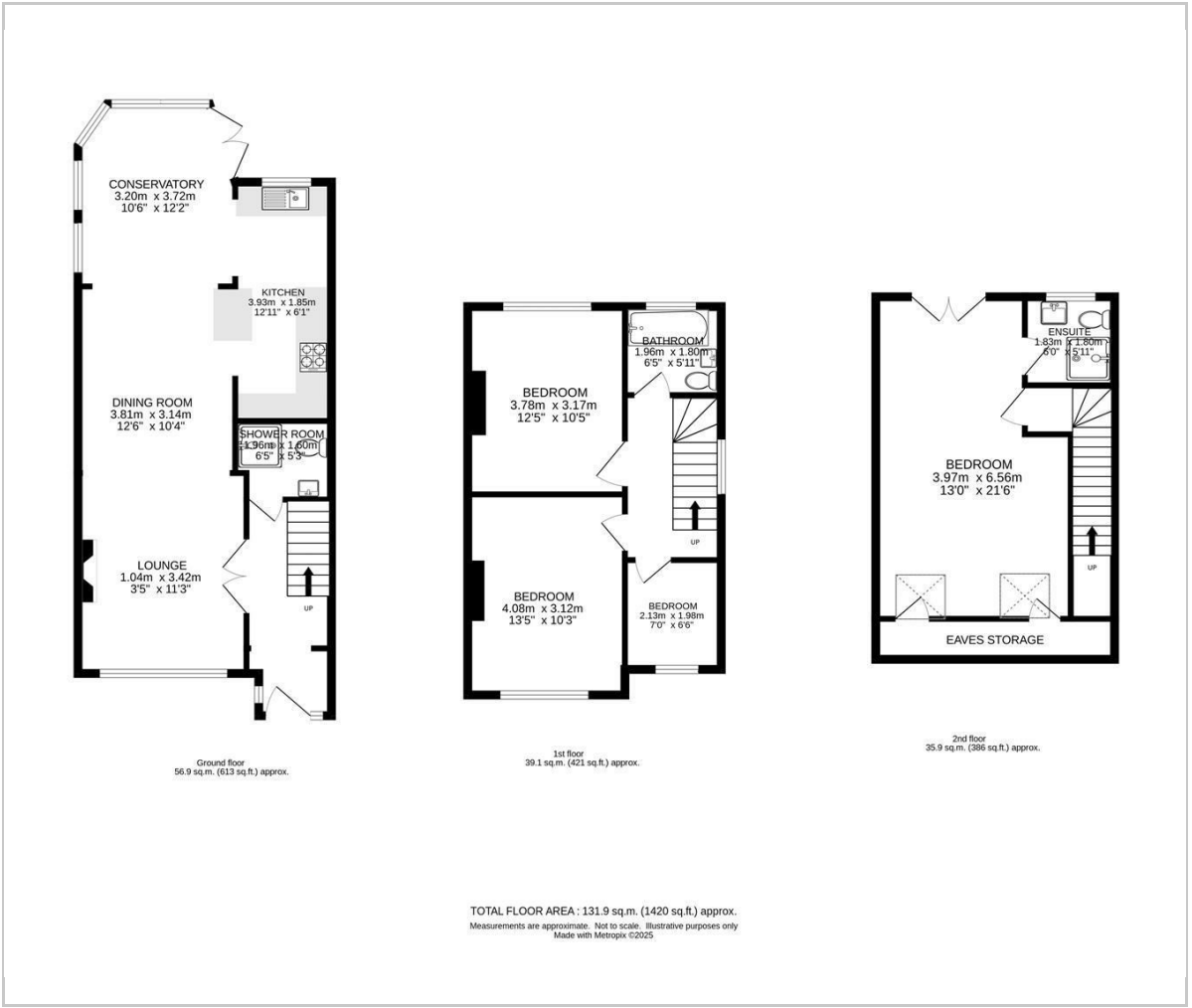



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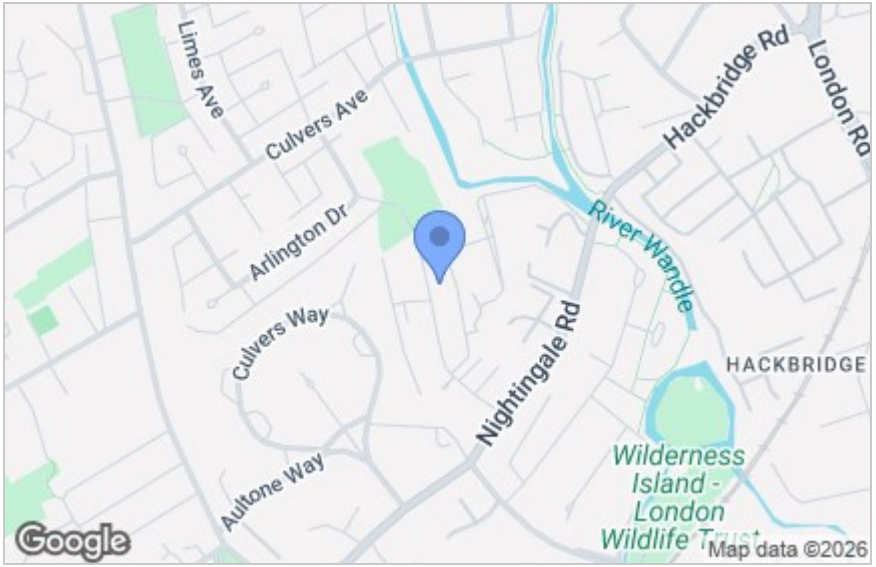




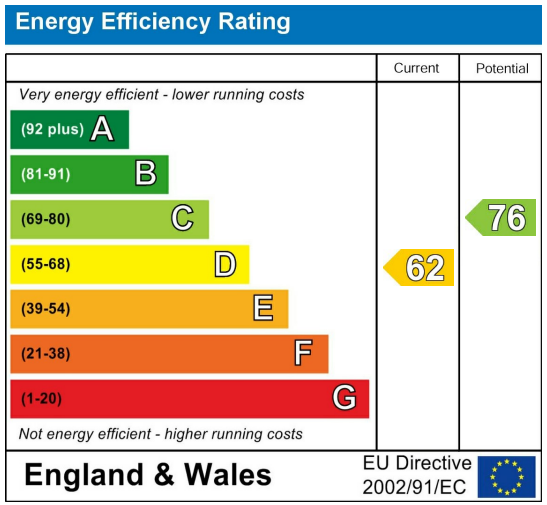
Floor Plan



Area Map



Energy Efficiency Graph



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.

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