



64 Stanley Park Road, Carshalton, SM5 3HW

Offers over £725,000



WH WATSON HOMES  
Estate Agents

# 64 Stanley Park Road, Carshalton, SM5 3HW

Watson Homes is delighted to offer this extended semi-detached residence, boasting four to five bedrooms, nestled in the heart of Carshalton.

This residence already enjoys the advantages of a spacious 25ft open-plan kitchen/breakfast room, a utility room, two additional reception rooms, a convenient downstairs shower room, an ensuite shower room, a pretty rear garden and off-street parking.

Conveniently situated near local bus routes, this property ensures easy access to Wallington and the Carshalton Beeches shopping parade. Residents can avail themselves of the diverse amenities offered, including a local butcher, cafes, restaurants, barbers, hairdressers, nail bars, a fish and chip shop, dentists, and various gift shops. The renowned Bakers on Park Hill Road is a cherished spot among locals. Moreover, it is centrally positioned to access excellent schools in the vicinity.

## Accommodation

UPVC double glazed Entrance Porch

Obscure UPVC double glazed front door to

Spacious Entrance Hall

Feature herringbone wood block flooring, under stairs storage cupboard, coved ceiling, wall mounted 'Hive' heating control, single panel radiator.

Front Room

UPVC double glazed bay window to front aspect, double panel radiator, gas fireplace, coved ceiling.

Lounge

UPVC double glazed French doors to rear aspect, herringbone wood block flooring, covered fireplace, double panel radiator, picture rail, coved ceiling.

Open plan Kitchen/Dining Room/Breakfast Room

Range of fitted wooden wall units with matching cupboards and drawers below, Corian worktops with elite stainless steel sink and chrome mixer tap with hose attachment, inset five ring gas hob with extractor fan above and oven/grill and microwave outside, tiled flooring, modern radiator, space for tall standing fridge freezer, UPVC double glazed window to rear aspect and double doors at side, Velux window, covered radiator, access to

Utility Area

Space and plumbing for washing machine, tumble dryer and dishwasher, space for tall standing fridge freezer, fitted storage units, Corian worktop, steel macerator sink with chrome mixer tap, wall mounted 'Vaillant' combination boiler, tiled flooring.

Bedroom Five/Reception Three

UPVC double glazed window to front aspect, double panel radiator, cupboard housing electric meters, obscure UPVC double glazed window to side aspect.

Door to

Downstairs Shower Room

Consisting of tiled cubicle with thermostatic power shower, low-level pushbutton flush WC, tiled walls, tiled flooring, extractor fan, wash handbasin with chrome mixer tap and storage cupboard below, single panel radiator.

Stairs to 1st floor landing

Loft access, airing cupboard.

Bedroom One

UPVC double glazed bay window to front aspect, two single panel radiators, fitted wardrobes.

Bedroom Two

UPVC double glazed window to rear aspect, two single panel radiators, built in wardrobe.

Bedroom Three

UPVC double glazed dualaspect windows to front and side aspect, single panel radiator, wood laminate flooring.

Ensuite Shower Room

Consisting of tiled cubicle with thermostatic power shower, wash hand basin with chrome mixer tap and storage cupboard below, wall mounted heater, tiled flooring, part tiled walls, obscure UPVC double glazed window to rear aspect.

Bedroom Four

UPVC double glazed window to front aspect, single panel radiator.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash handbasin with chrome mixer tap and storage cupboard below, extractor fan, tiled flooring, tiled walls, heated chrome towel rail, obscure UPVC double glazed window to rear aspect.

Separate WC

Consisting of low-level pushbutton flush WC with wash hand basin and chrome mixer tap above, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

Rear Garden

Sandstone paved patio area leading to lawn section with mature shrubs bordering, wildlife pond, large wooden shed/workshop, hardstanding area at rear providing off street parking if desired with double gates at side, fence enclosed, outside water butt & tap.









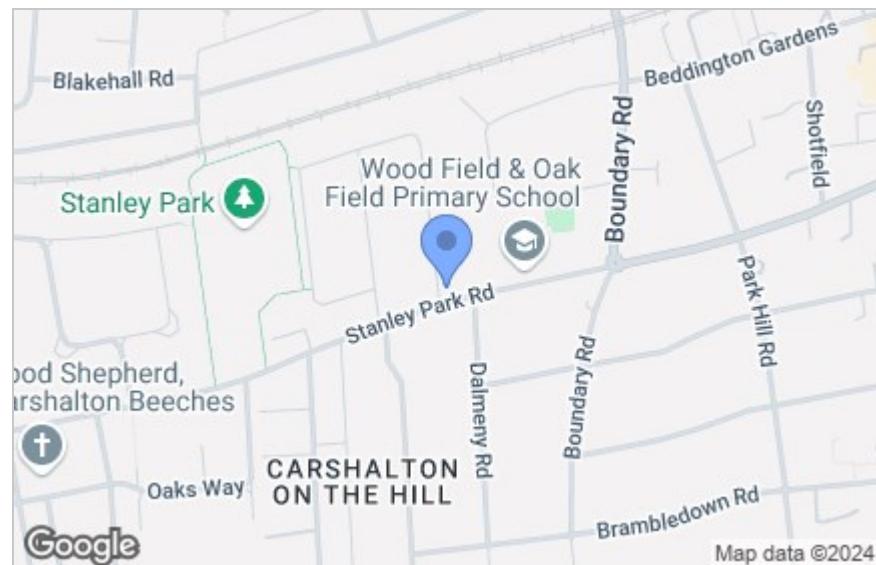
## Floor Plan

### STANLEY PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1806 SQ FT - 167.79 SQ M

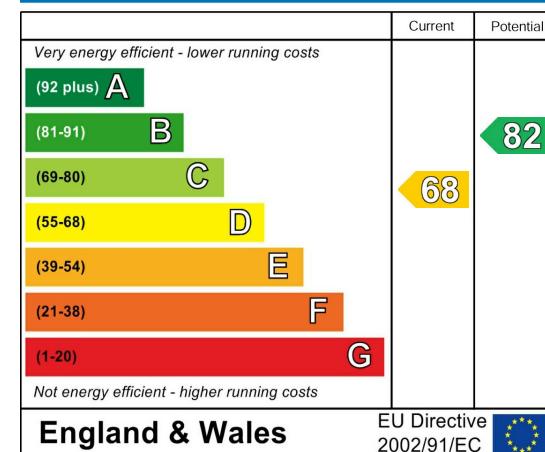


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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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