



92 Park Hill, Carshalton, SM5 3RZ

£789,500



**WH WATSON HOMES**  
Estate Agents

## 92 Park Hill, Carshalton, SM5 3RZ

Watson Homes are delighted to offer this beautiful 4-bedroom semi-detached home. The property offers well balanced family accommodation with the most stunning well established rear garden with raised patio area.

The ground floor offers an unusual hexagonal entrance porch with original stained-glass windows leading into a bright hallway with 2 separate reception rooms and a useful garden room with downstairs cloakroom and a utility room

Upstairs offers 4 good size bedrooms and family bathroom with access to a large loft area that could offer scope for further accommodation subject to usual planning consent.

The property is situated within a highly sought after location moments from Carshalton beeches train station. To the front the property boasts ample parking for 2 cars and the rear garden extends past 100 ft that has been lovingly maintained by the current owners.

If you are looking for a character family home with good sized accommodation then you really must view this beautiful home.

### Accommodation

- \* Four Spacious Bedrooms
- \* Prime Central Carshalton Beeches Location
- \* Just Moments from Carshalton Beeches Station
- \* Excellent School Catchment Area
- \* Beautifully Maintained Rear Garden
- \* Driveway Providing Off-Street Parking for Multiple Vehicles
- \* Approx. 1,538 sq ft of Accommodation
- \* Utility Room and Conservatory
- \* Scope to Extend (STPP)
- \* Council Tax Band: F | EPC Rating: D

Part glazed door to entrance porch with tiled floor leading to E

### Entrance hall

Original stained glass, under stairs storage cupboard with window to side. Door to ...

### Lounge,

Front aspect bay window, double radiator, feature fireplace with tiled insert with marble surround, coving.

### Dining room,

Rear aspect casement doors leading to

### Garden room

Gardener's toilet with low-level flush and rear aspect window with sink.

### Kitchen

With wooden units at eye and base level with composite worktops with drawers and cupboards below, five ring gas hob with extractor with tiled splashbacks, Butler's sink, Siemens double oven with Neff microwave.

### Utility room

Units at eye and base level, space and plumbing for washing machine, fridge freezer. Radiator. Rear aspect door to garden.

Stairs rising to 1st floor landing, side aspect window, access to loft.

### Bedroom one

Front aspect window, built in bookshelves, double radiator.

### Bedroom two

Rear aspect window, radiator, built-in cupboard,

### Bedroom three

Rear aspect window, double radiator, built-in cupboard.

### Bedroom four

Character hexagonal front aspect window bay, built-in wardrobe, radiator.

### Family Bathroom

Side aspect window, fully tiled, modern suite comprising fully enclosed shower cubicle, concealed cistern W.C, tiled enclosed bath, vanity sink with cupboard below. Chrome heated towel rail.

Rear garden more than 120ft. raised beds with mature boarders stocked with seasonal shrubs and flowers.

### Front

Off Street parking for two cars

### 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



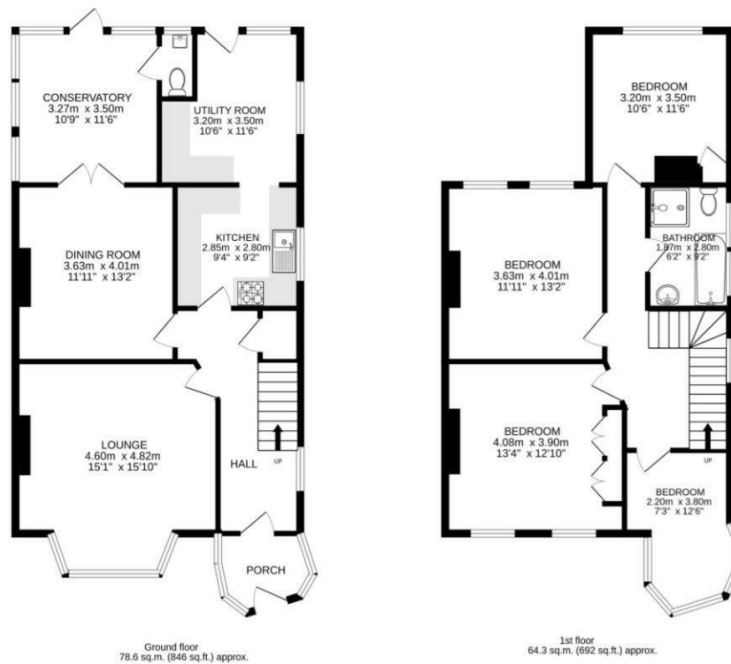






## Floor Plan

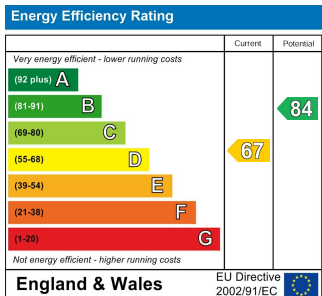
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This plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this Floor Plan, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions.

## Additional Information

- Lived there since 1991, vendors downsizing and will need to find.
- New kitchen and bathroom, landscaped the garden, changed lean to around.
- Loft, boarded and has light but no pull down ladder.
- Boundary responsible for left hand side
- Boiler in utility room - Worcester boiler with immersion heater in back bedroom, approx 7 years.
- 2nd toilet accessible from lean to.
- Shed has power.



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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