



10 Dalmeny Road, Carshalton, SM5 4PP

Guide price £950,000

WH WATSON HOMES  
Estate Agents

# 10 Dalmeny Road, Carshalton, SM5 4PP

Nestled in the heart of Dalmeny Road, Carshalton, this stunning Edwardian house is a true gem comprising over three floors is waiting to be discovered. Boasting 3 reception rooms and 5 bedrooms spread across its spacious layout, this property is perfect for a growing family looking for their dream home.

As you step inside, you are greeted by the charm and character of this Edwardian beauty. The two large reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones. The well-equipped kitchen/breakfast room is perfect for whipping up delicious meals and enjoying them with a view of the delightful approx 90ft garden.

Upstairs, you will find 4 bedrooms and a family bathroom, providing comfortable living spaces for the whole family. Need more space? Head up the stairs to discover one additional very large master suite with wash room in the loft space, offering endless possibilities for customisation to suit your needs.

This property also features a useful basement/cellar, ideal for storage, a downstairs cloakroom for added convenience, and off-road parking for at least two cars, ensuring you never have to worry about finding a spot. There is also a large garage/ workshop for added storage.

Located in a highly sought-after area close to popular schools, this home is not just a house, but a lifestyle. Don't miss the opportunity to make this bright and spacious Edwardian family home your own. Book a viewing today and step into the future of comfortable and stylish living in Carshalton on the hill.

## Accommodation

### Accommodation GROUND FLOOR

ENTRANCE HALL

FRONT RECEPTION ROOM 18' x 14'11

REAR RECEPTION ROOM 19'4 X 11'5

BREAKFAST ROOM 13'7 X 10'6

KITCHEN 11'7 X 8'7

UTILITY AREA

DOWNSTAIRS WC

CELLAR With power and light

FIRST FLOOR

LANDING

BEDROOM 1 FRONT ASPECT 15'2 X 14'

BEDROOM 2 FRONT ASPECT 8'11 X 8' 8 '

BEDROOM 3 REAR ASPRCT 14'4 X 11'X 6'

BEDROOM 4 REAR ASPECT 11'5 X 8'10

LUXURY BATHROOM/WC

SECOND FLOOR

BEDROOM 5 23'4 X 22'10

WC

OUTSIDE

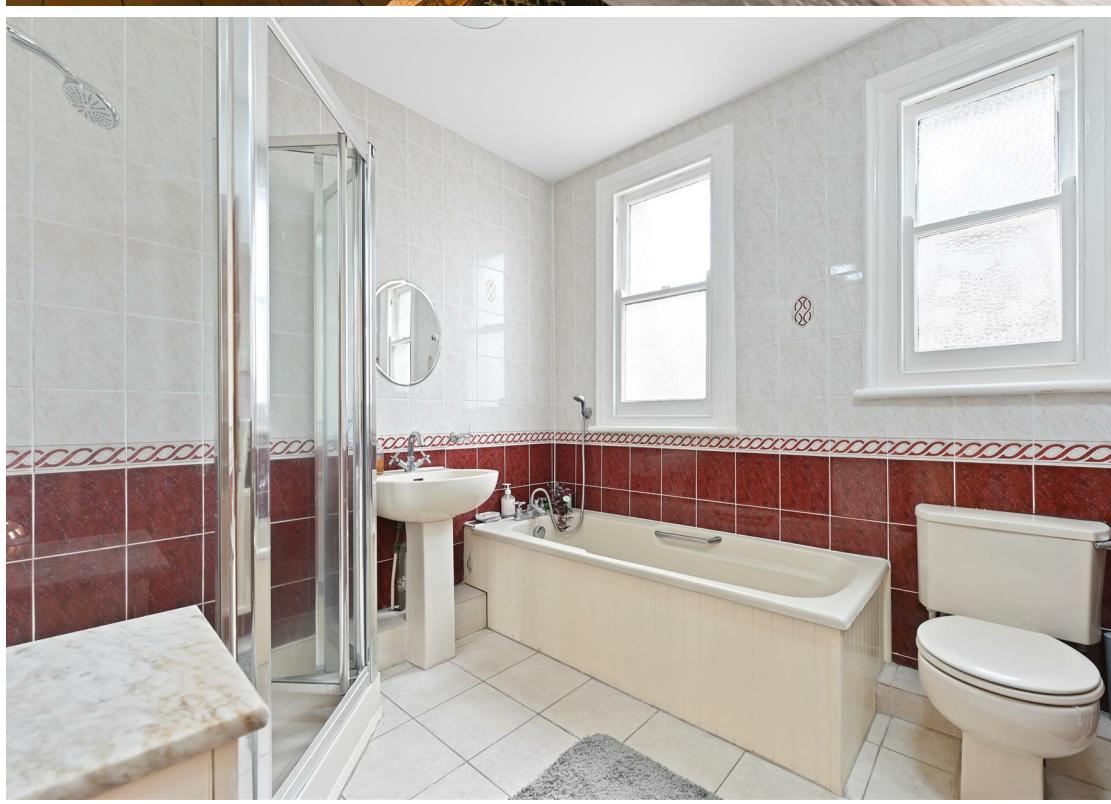
OWN DRIVEWAY WITH PARKING FOR SEVERAL CARS.

REAR GARDEN APPROX 90ft

GARAGE/STORAGE











## Floor Plan

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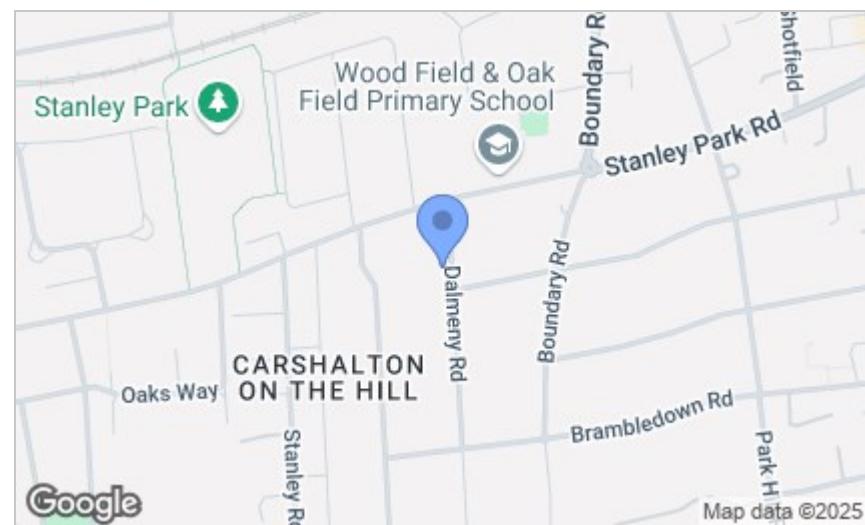
This plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this Floor Plan, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions.

## 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 firm's 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

