







## 17 Ashcombe Road

CARSHALTON, SM5 3ET

Offers Over £1,000,000

A rare opportunity to acquire a substantial, extended 3/4 bedroom detached residence in one of Carshalton Village's most sought after and prestigious residential streets. Positioned directly opposite and with panoramic views over Carshalton Park, this charming and characterful family home really does "have it all" - the perfect location, fantastic views, extensive and flexible accommodation and a truly generous plot, which affords even more potential for extension (STPP). Benefiting from a full width rear extension which enlarges both of the main reception rooms and provides an additional office/"snug" - the ground floor accommodation incorporates a welcoming entrance hall, a large "eat-in" kitchen/breakfast room with a utility room beyond, a cloakroom, a family room (which could easily be repurposed as an additional bedroom), the office/snug, a substantial "double" reception room and a large, south facing conservatory! Upstairs, all three bedrooms are well-proportioned double rooms and the family bathroom has been refitted relatively recently as a shower room facility. Externally, the property has a lovingly maintained ornamental garden to the front, with a block-paved driveway providing parking for several vehicles in front of a 35 ft long garage - but it is the rear garden which is one of the house's many highlights! Extending over 110 ft x 58 ft, the rear garden affords extensive lawns with colourful & mature flower beds & borders - and best yet - it enjoys a sunny southerly aspect - so is an absolute "sun-trap" in the summer months! Ideal for children, pets, family BBQs or just enjoying a quiet cup of coffee on a Sunday morning! Overall, we believe that this is a unique opportunity for one discerning buyer to acquire an aspirational property with masses of "kerb-appeal". Needless to say, we highly recommend arranging a visit to fully appreciate this exceptional property - so call us today for an appointment!



- A rare opportunity to acquire a substantial, extended 3/4 bedroom detached residence in one of Carshalton's most prestigious roads
- Located directly opposite and enjoying uninterrupted panoramic views of Carshalton Park
- Extensive ground floor accommodation which includes a large "double" reception room, an extended family room/Bedroom 4, a home office/snug, a generous "eat-in" kitchen/breakfast room, a utility, cloakroom and conservatory
- Three well proportioned double bedrooms are located on the first floor with a recently refitted shower room
- Externally there are extensive gardens - an ornamental front garden and a 110 ft x 58 ft rear garden with a sunny southerly aspect. Overall the plot exceeds 0.25 acres!
- Ample parking with a block paved driveway leading to a "outsize" double length garage
- Some sympathetic modernisation & updating may be required
- Masses of potential (STPP) for further extension, or even a separate annex
- Freehold; Council Tax Band G; EPC rating "E"
- Viewing very highly recommended - so call today to book your appointment to visit

