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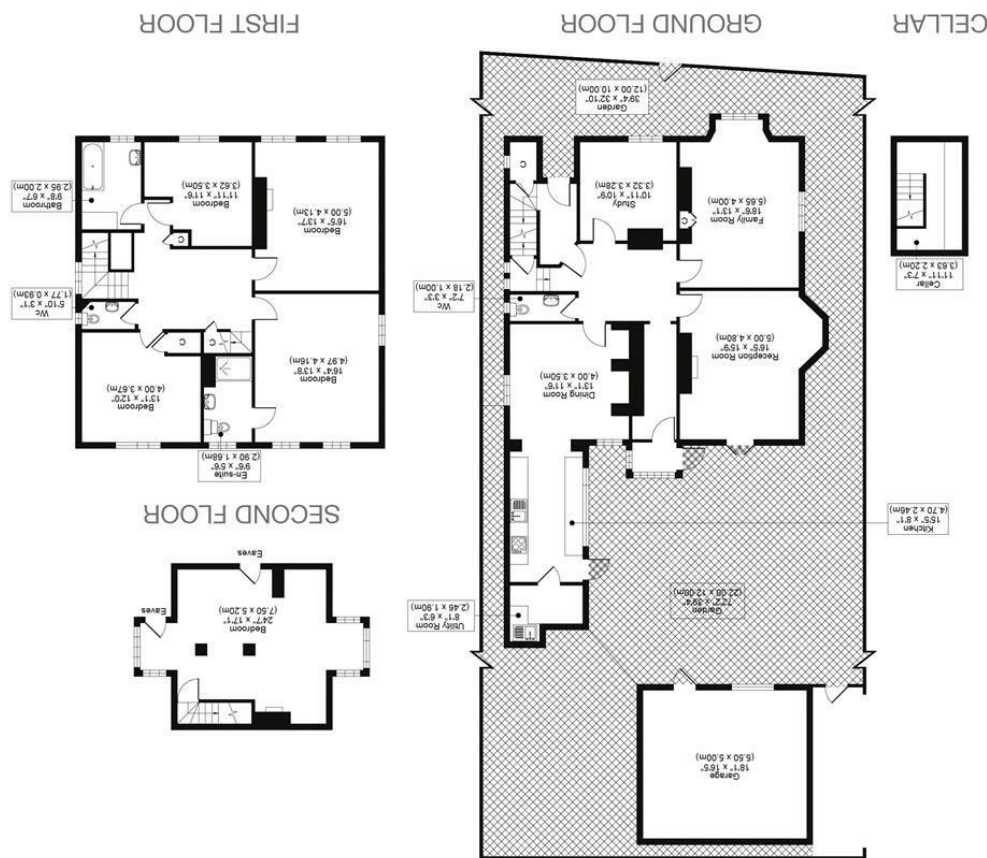
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 3028SQ.FT (281 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 2732 SQ.FT (254 SQ.M)

PARK HILL, SMS



CHRISTIES



# PARK HILL, CARSHALTON BEECHES SM5 3RS

GUIDE PRICE £1,000,000

\*\*£1,000,000 - £1,100,000\*\*

LOCATED JUST 0.3 MILES FROM CARSHALTON BEECHES STATION AND 0.5 MILES FROM CARSHALTON STATION, BOTH OFFERING SOUTHERN SERVICES INTO LONDON, YOU WILL FIND THIS BEAUTIFUL, CHARACTER 5-BEDROOM DETACHED HOUSE.

BUILT IN THE 1870S BY MORRIS AND CO ARCHITECTS, AND WITH MANY OF ITS ORIGINAL FEATURES, THIS HOUSE TRULY IS ONE OF A KIND. THE GROUND FLOOR COMPRISES A DINING ROOM, STUDY, WC, STUNNING LOUNGE WITH DOUBLE DOORS LEADING TO THE GARDEN, AND BREAKFAST ROOM/KITCHEN WITH UTILITY.

ON THE FIRST FLOOR, YOU ARE PRESENTED WITH A SPACIOUS LANDING WITH FOUR FANTASTIC DOUBLE BEDROOMS, THE MASTER WITH EN-SUITE, A FAMILY BATHROOM, AND A SEPARATE WC.

ON THE SECOND FLOOR, YOU ARE PRESENTED WITH THE FIFTH AND FINAL BEDROOM, WHICH AGAIN IS A FANTASTIC SIZE AND ALSO BENEFITS FROM EAVES STORAGE.

ADDITIONAL BENEFITS INCLUDE PARKING, A DOUBLE GARAGE TO THE REAR OF THE PROPERTY, AND A CELLAR.

CALL CHRISTIES TODAY ON 0208 643 7777

- PERIOD FEATURES THROUGHOUT
- PARKING & DOUBLE GARAGE
- 0.3 MILES TO CARSHALTON BEECHES STATION.
- COUNCIL TAX BAND: F
- EPC RATING E

