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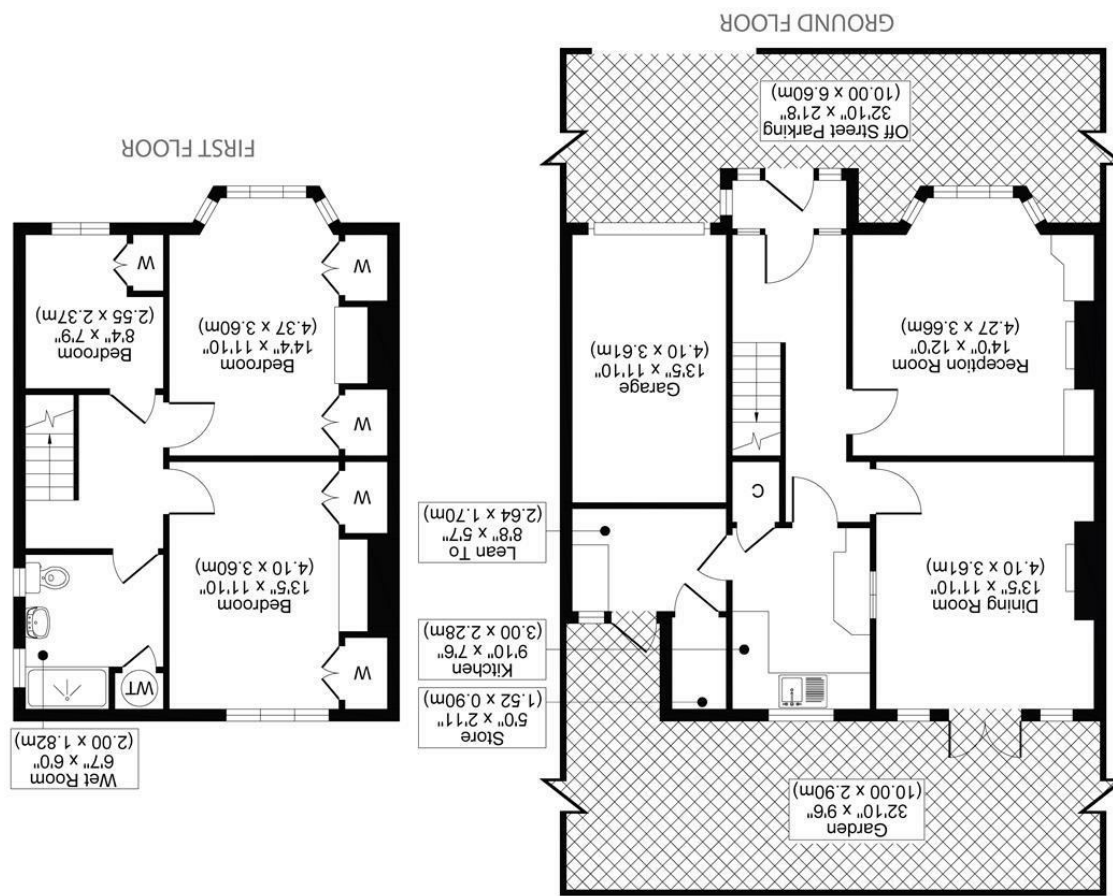
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, 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.



WARNHAM COURT ROAD, SMS  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1,249 SQ.FT (116 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1119 SQ.FT (104 SQ.M)



CHRISTIES





# WARNHAM COURT ROAD, CARSHALTON SM5 3ND

OFFERS IN EXCESS OF £750,000

WELCOME TO THIS CHARMING PROPERTY LOCATED ON WARNHAM COURT ROAD IN THE PICTURESQUE TOWN OF CARSHALTON. THIS DELIGHTFUL HOUSE BOASTS 2 RECEPTION ROOMS, PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING WITH YOUR LOVED ONES. WITH 3 COSY BEDROOMS, THERE IS AMPLE SPACE FOR THE WHOLE FAMILY TO UNWIND AND REST COMFORTABLY.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS ITS PRIME LOCATION, BACKING ONTO STANLEY PARK. IMAGINE WAKING UP TO THE SERENE VIEWS OF THE PARK EVERY MORNING, OFFERING A PEACEFUL RETREAT FROM THE HUSTLE AND BUSTLE OF EVERYDAY LIFE. WHETHER YOU ENJOY LEISURELY STROLLS OR PICNICS IN THE PARK, THIS HOUSE OFFERS THE PERFECT SETTING FOR YOU TO EMBRACE NATURE RIGHT AT YOUR DOORSTEP.

THE PROPERTY ALSO FEATURES A WELL-MAINTAINED BATHROOM AND KITCHEN, OFFERING CONVENIENCE AND COMFORT FOR YOUR DAILY ROUTINES. DON'T MISS THE OPPORTUNITY TO MAKE THIS HOUSE YOUR OWN AND CREATE LASTING MEMORIES IN THIS IDYLIC SETTING. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE BEAUTY AND TRANQUILITY THAT THIS PROPERTY HAS TO OFFER.

- VIEWS OVER PARKLAND
- SOUGHT AFTER LOCATION
- HUGE POTENTIAL (S.T.P.P)
- COUNCIL TAX BAND F
- EPC BAND D

