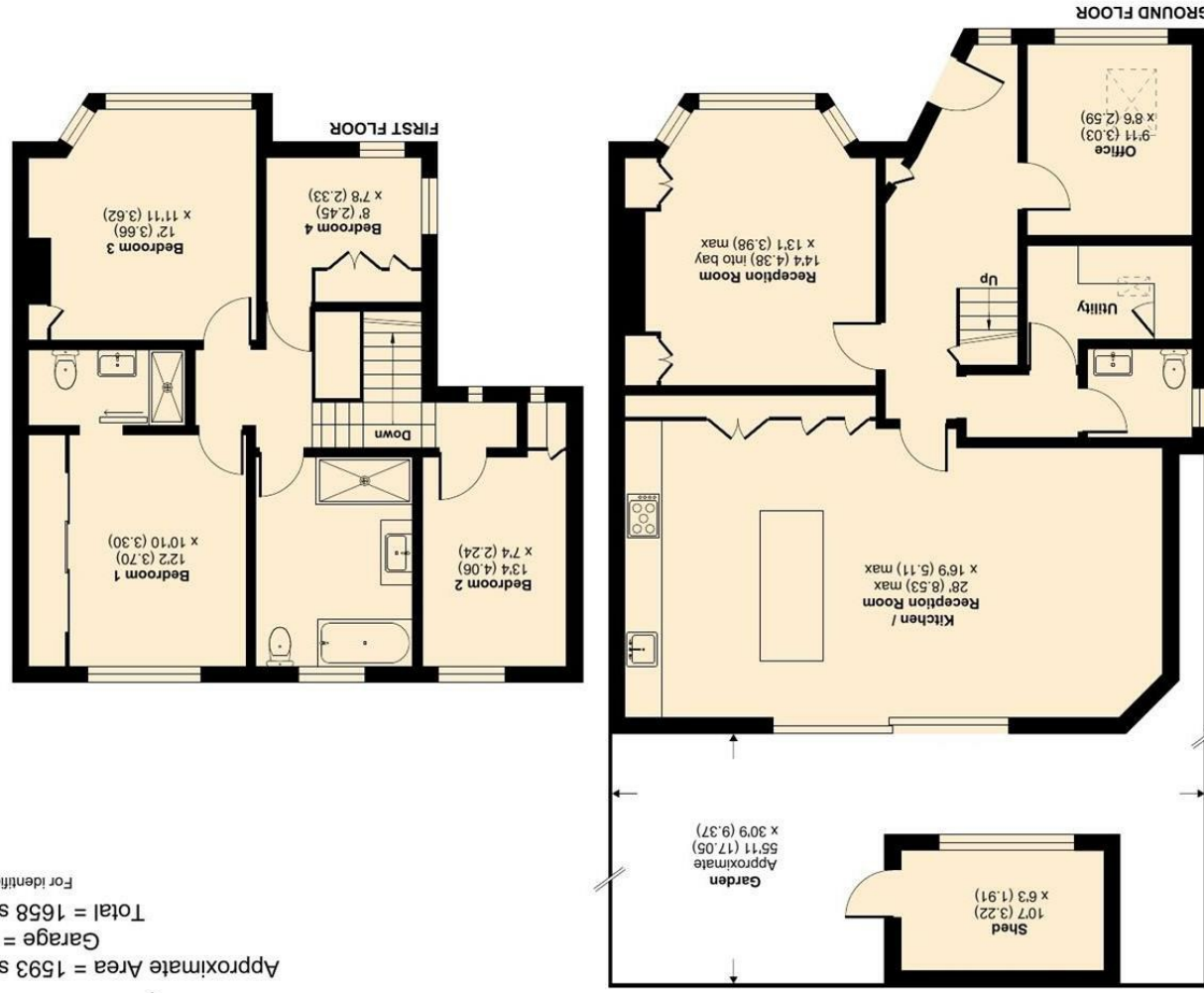




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecsm 2024. REF: 1162173



Approximate Area = 1593 sq ft / 147.9 sq m
 Garage = 65 sq ft / 6 sq m
 Total = 1658 sq ft / 153.9 sq m

Park Avenue, Carshalton, SM5

For identification only - Not to scale



A STUNNING SEMI-DETACHED FAMILY HOME IN THE HEART OF CARSHALTON ONLY MOMENTS AWAY FROM THE LOVELY CARSHALTON PARK. LOCATED WITHIN MINUTES OF LOCAL AMENITIES INCLUDING CARSHALTON RAIL STATION OFFERING SOUTHERN SERVICES INTO LONDON AS WELL AS LOCAL SHOPS, RESTAURANTS & SCHOOLS.

THIS PROPERTY HAS BEEN RENOVATED TO AN IMPECCABLE STANDARD COMPRISING OF A GORGEOUS MODERN OPEN PLAN KITCHEN/DINER WITH SLIDING DOORS LEADING ONTO A PAVED TERRACE AREA AND BRILLIANT SIZED GARDEN. DOWNSTAIRS ALSO OFFERS A LOVELY RECEPTION ROOM WITH LARGE BAY WINDOWS, A DOWNSTAIRS TOILET AND CONTEMPORARY STUDY – PERFECT FOR WORKING FROM HOME!

UPSTAIRS BOASTS FOUR GREAT SIZED BEDROOMS WITH THE MASTER INCLUDING A SUPERB THREE-PIECE ENSUITE. THE FAMILY BATHROOM IS ALSO DONE TO A WONDERFUL STANDARD CONSISTING OF A SEPARATE BATH AND SHOWER.

OFF STREET PARKING IS ANOTHER GREAT BONUS TO THE PROPERTY. HOMES OF THIS CALIBRE ARE RARELY ON THE MARKET FOR LONG SO WE CAN ONLY URGE VIEWING TO AVOID DISAPPOINTMENT!

TO ARRANGE A VIEWING OF THIS FANTASTIC PROPERTY, CALL OUR EXPERIENCED SALES TEAM TODAY.

- SOUGHT AFTER LOCATION
- 4 BEDROOMS
- OPEN PLAN KITCHEN
- MODERN THROUGHOUT
- EPC RATING: D
- COUNCIL TAX BAND F

