

1B, Park Hill Close, Carshalton, SM5
Offers in excess of: £525,000

Freehold

Council Tax Band: E / EPC Rating: C





1B, Park Hill Close, Carshalton

Offers in excess of: £525,000

A spacious mid terrace townhouse offering versatile family accommodation over three floors. This includes a fitted kitchen/breakfast room, separate dining area, three double bedrooms with fitted wardrobes, a bright living room and a fully tiled family bathroom. Further features complimenting this home include a ground floor cloakroom, off street parking, integral garage and a good size private rear garden.

Located in a quiet residential cul-de-sac the property is located between Carshalton Beeches and Carshalton Village, within easy reach of the local shops, restaurants and recreational amenities. Carshalton Beeches station is 0.2 miles away and Carshalton station within 0.5 miles, providing plenty of options for direct travel to Central London. The area is renowned for its excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools including nearby St Philomena's High for Girls and St Mary's Junior School.



Entrance Porch

Double glazed door and window to the front aspect, tiled floor.

Entrance Hall

Double glazed door to the front aspect, tiled floor.

WC

2'6" x 7'1" (0.76m x 2.16m)

Obscure double glazed window to the front aspect, part tiled, WC, pedestal hand basin, heated towel rail, built-in storage.

Dining Room

15'5" x 10'10" (4.7m x 3.3m)

Tiled floor, dado rail and decorative panelling, windows into kitchen, stairs to first floor.

Kitchen

15'5" x 8'2" (4.7m x 2.5m)

Double glazed window to the rear aspect, part glazed door to the garden, range of wall and base units with contrasting worktops, one and a half bowl stainless steel sink and drainer, tiled splashback, wall mounted Vaillant combination boiler boiler, space for oven, fridge freezer and washing machine.





First Floor Landing

Fanlight, storage cupboard.

Living Room

15'5" x 14'10" (4.7m x 4.52m)

Double glazed window to the front aspect, ceiling coving, wood laminate flooring. Stairs to second floor.



Bedroom Two

14'3" x 8'2" (4.34m x 2.5m)

Two double glazed windows to the rear aspect, a range of fitted wardrobes and storage, wood laminate flooring.





Upper Landing

Access to loft storage.

Bedroom One

13'4" x 12'8" (4.06m x 3.86m)

Double glazed window to the front aspect, fitted wardrobes and storage, carpeted.

Bedroom Three

8'11" x 11'3" (2.72m x 3.43m)

Double glazed window to the rear aspect, built-in wardrobe, carpeted.



Bathroom

6'7" x 8'2" (2m x 2.5m)

Obscure double glazed window to the rear aspect, fully tiled, shower above enclosed bath with mixer tap and shower hose, WC, hand basin vanity unit, heated towel rail, tiled floor.





Outside

To The Front

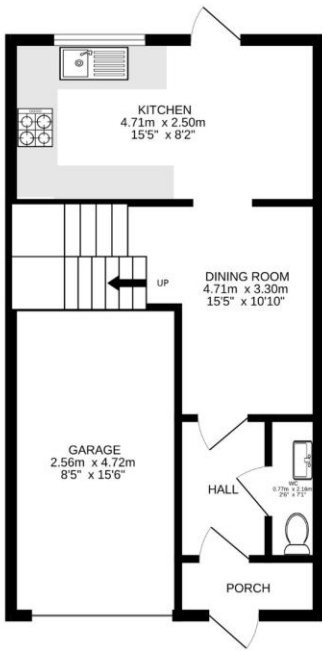
Drive providing off street parking and access to garage.

To The Rear

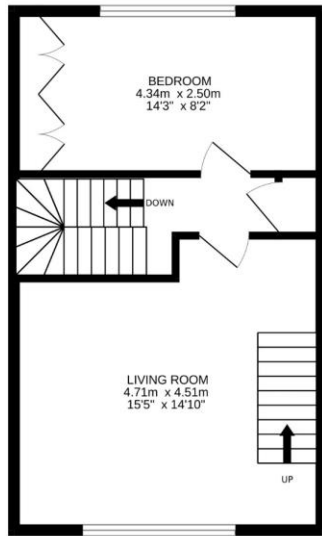
Partially covered paved patio area, level lawn, path to further patio area to the rear.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

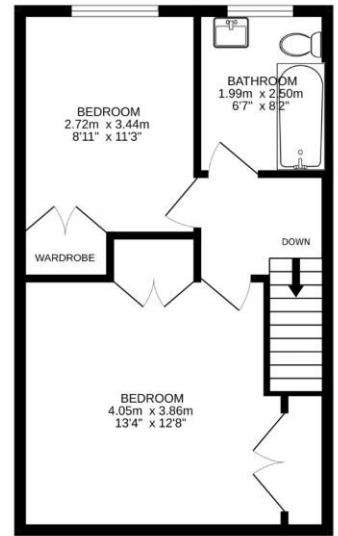
Your View...



Ground floor
41.6 sq.m. (447 sq.ft.) approx.



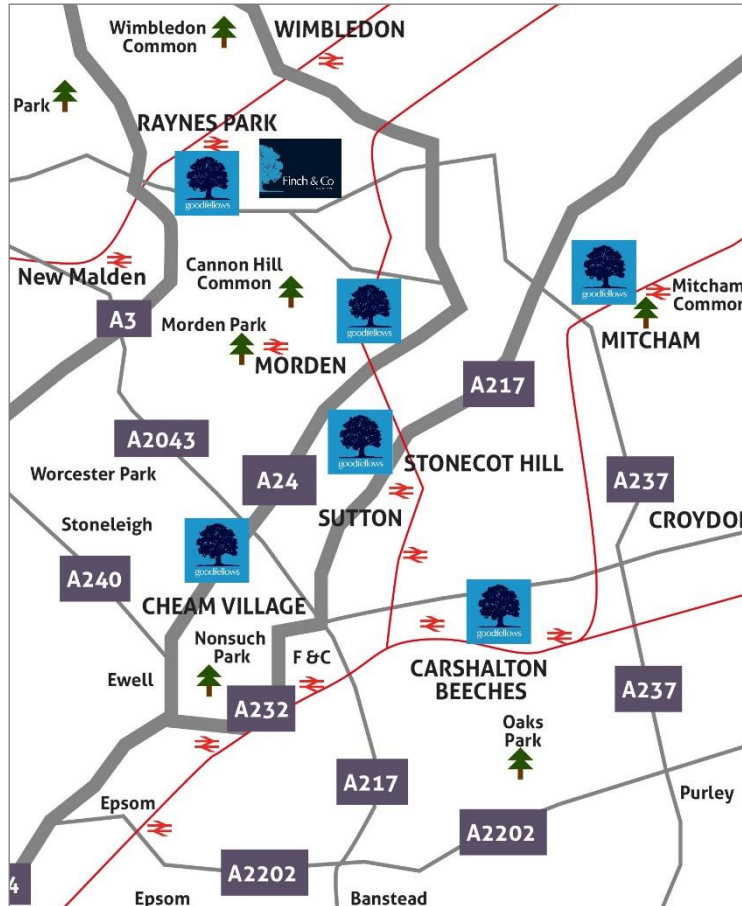
1st floor
37.5 sq.m. (403 sq.ft.) approx.



2nd floor
37.5 sq.m. (403 sq.ft.) approx.

TOTAL FLOOR AREA: 116.5 sq.m. (1254 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

Goodfellows - Carshalton Beeches

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

T: 0208 7732424

carshaltonbeeches@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch