



Refined family home close to the high street

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# Park Avenue Carshalton SM5 3ES

High street 0.5 mile

Station's reached in less than 1 mile

London Victoria from Carshalton Station 25 minutes

London Bridge from Carshalton Beeches Station 29  
minutes

All times and distances are approximate

Located in an ever popular location, moments from Carshalton Park, this four bedroom semi-detached home offers modern and refined family accommodation whilst maintaining traditional charms.

- | Hallway
- | Sitting Room
- | Office
- | Utility Room
- | Cloakroom
- | Open Planned Kitchen-Dining Room
- | Four Bedrooms
- | 2 Bathrooms, one of which en-suite
- | Private Garden
- | Off Street Parking

Price £875,000





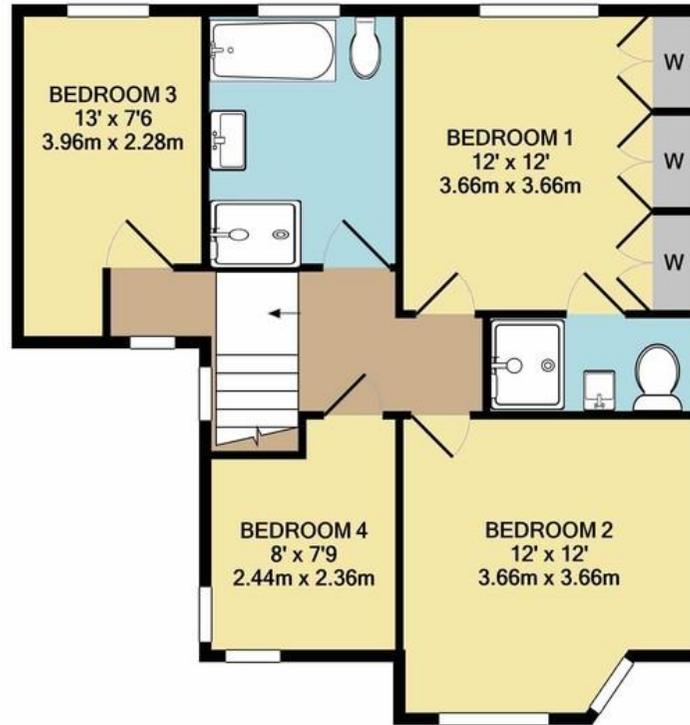
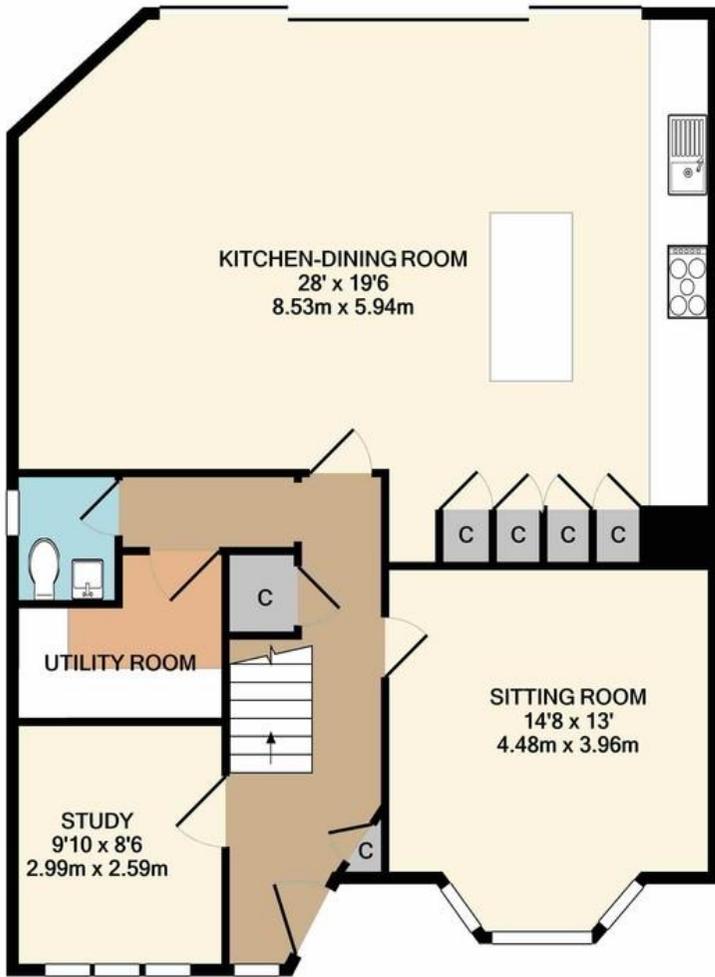
Park Avenue is a sought after residential road that extends from the southern boundary of Carshalton Park. Carshalton Beeches and Carshalton Stations are half a mile and a mile's walk respectively and offer expedient services to London. Carshalton High Street, with its wealth of amenities is also less than a mile away. This location sits well within the catchments of numerous popular and prestigious schools.

This four bedroom semi-detached-house is well appointed for family living; having been extended, renovated and maintained to a very high standard by the current owners. Of particular note is the contemporary open-plan Kitchen with bespoke polished concrete work surfaces and sliding doors to the landscaped rear garden. The four bedrooms are generously proportioned, with the study also providing a potential fifth bedroom, the principal bedroom further benefits from a tastefully finished en-suite and built-in wardrobes. Rounding off the accommodation is a family oriented Sitting room with fitted cafe shutters and a wood-burning stove. In addition to the secluded rear garden is a front drive with ample parking.



Desirable Carshalton Park Location | Contemporary Open-Plan Kitchen With Sliding Doors | Family and en-suite Bathrooms appointed with high quality sanitary-ware | Less than half a mile's walk Carshalton Beeches Station | Naturally secluded, landscaped rear Garden | Within the Catchment area of a number of popular schools | Sitting Room with broad bay window and Wood burning stove | 10 minutes' walk to Carshalton High Street | Recently renovated to a very high standard | Off street parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	80   C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA  
1620 SQ FT / 150.5 SQ M

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