

61 Park Lane, Carshalton, SM5 3EE  
£600,000 - £635,000



PAUL GRAHAM

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## DESCRIPTION

This beautifully presented two/three bedroom chalet-style semi-detached home offers flexible and well-balanced accommodation, ideal for a range of buyers. The property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen, dining and living space with bi-fold doors opening directly onto the garden, perfect for modern family living and entertaining. The ground floor also benefits from a separate reception room which can be used as a third bedroom, alongside a useful utility room and a convenient downstairs WC. Upstairs, the property offers two well-proportioned bedrooms, including a particularly spacious principal bedroom, along with a modern 'Jack and Jill' bathroom. Further benefits include off-road parking, a detached garage and excellent potential to further extend or reconfigure (STPP), including the possibility of creating an en-suite to the rear bedroom. The property is presented in excellent condition throughout, making it ready to move straight into. Situated on Park Lane, the property enjoys a highly convenient and sought-after location between Carshalton and Wallington, offering easy access to a wide range of local amenities. Both town centres are within close proximity, providing a selection of shops, restaurants, cafés and leisure facilities.



## ROOMS

### ENTRANCE HALL

**KITCHEN/LIVING ROOM** 31' 0" x 17' 4" (9.45m x 5.28m)

**UTILITY ROOM** 6' 9" x 5' 9" (2.06m x 1.75m)

### WC

**RECEPTION/BEDROOM** 15' 0" x 11' 10" (4.57m x 3.61m)

**BEDROOM 1** 15' 3" x 11' 5" (4.65m x 3.48m)

**BEDROOM 2** 12' 1" x 10' 2" (3.68m x 3.1m)

### JACK AND JILL BATHROOM

**GARDEN** 42' 7" x 25' 10" (12.98m x 7.87m)

**GARAGE/WORKSHOP** 12' 2" x 8' 1" (3.71m x 2.46m)

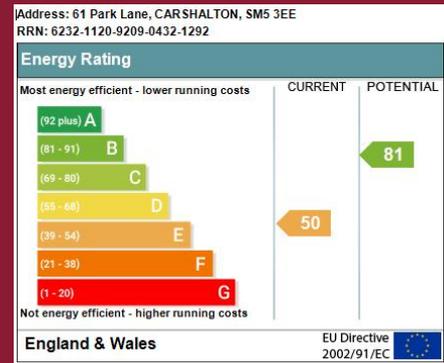
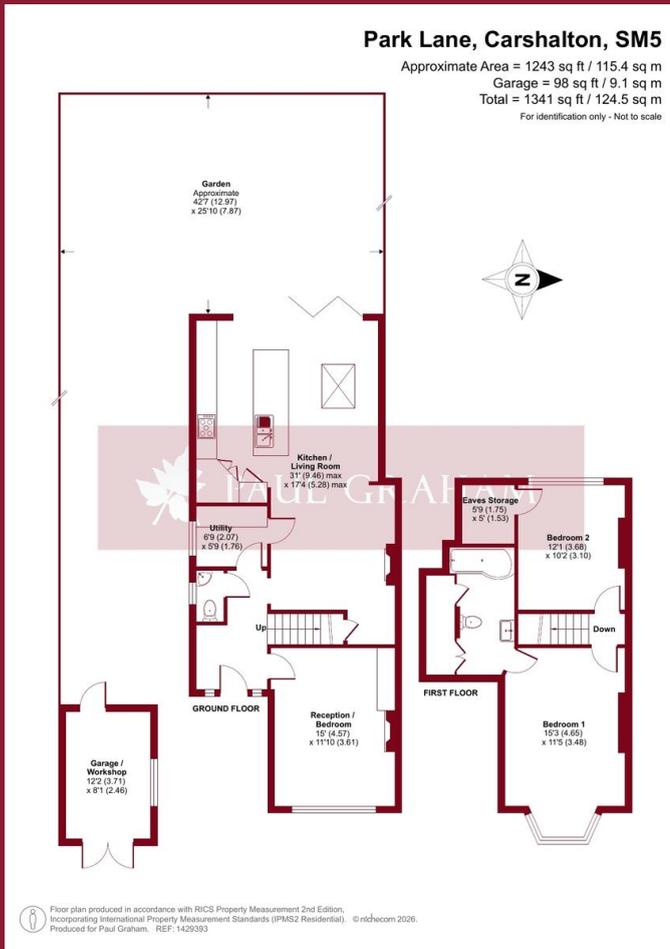
### OFF ROAD PARKING



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# FLOOR PLAN



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

## WALLINGTON

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