



£479,950

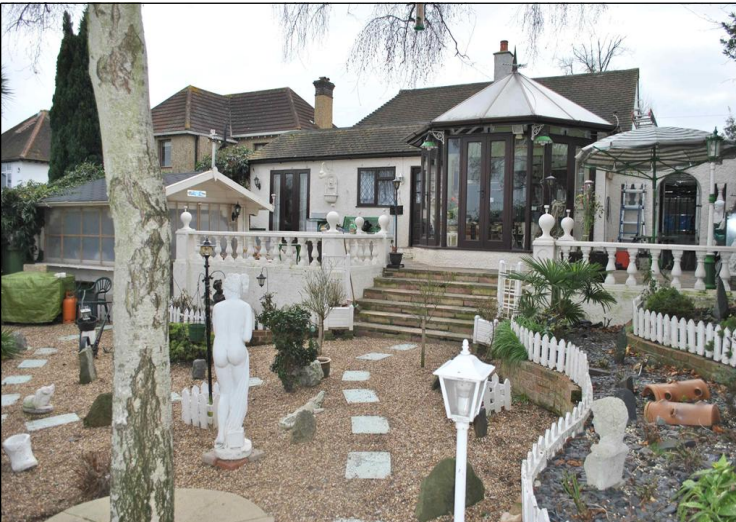
Stanley Park Road, CARSHALTON BEECHES, SM5

Bungalow | Detached | Three Bedrooms | Large Garden | Kitchen/Breakfast Room | In & Out Driveway



1. LOUNGE
2. BEDROOM
3. REAR GARDEN & ASPECT
4. KITCHEN/BREAKFAST ROOM
5. SUN LOUNGE
6. REAR GARDEN
7. STUDY/BEDROOM
8. BATHROOM

1	2	
3	4	5
6	7	8



DETACHED BUNGALOW Located in the ever popular Carshalton Beeches. Large rear garden, three bedrooms, in & out driveway, sun lounge, kitchen/breakfast room, sitting room, summer house & garage. A property of true character.

Directions

From our office turn right along the High Street and take the third turning on the right into Park Lane, at the roundabout turn right into Stanley Park Road.

ENTRANCE HALL

Front door, tiled flooring.

SITTING ROOM

4.85m x 3.66m (15'11 x 12')

Double glazed window, flame effect fireplace, radiator, TV and power points, parquet flooring.

SUN LOUNGE

5.94m x 3.45m (19'6 x 11'4)

Four sets of double doors to rear garden with side windows, radiator, tiled flooring.

KITCHEN/BREAKFAST ROOM

5.51m x 3.33m (18'1 x 10'11)

Double glazed window, inset sink unit with cupboards under, range of fitted matching base and wall units, laminate worktops and breakfast bar, tiled walls and flooring, inset hob, fitted oven, plumbed for washing machine and dishwasher, power points, door to rear garden.

BEDROOM ONE

5.51m x 3.63m (18'1 x 11'11)

Double glazed window, built-in wardrobe, radiator, power points, door to rear garden.

BEDROOM TWO

3.63m x 3.02m (11'11 x 9'11)

Double glazed window, radiator, power points.

BEDROOM THREE

2.64m x 2.41m (8'8 x 7'11)

Double glazed window, radiator, power points.

BATHROOM

Double glazed window, corner panelled spa bath with shower over, wash hand basin, low level WC, radiator, tiled walls and flooring.

GARAGE/WORKSHOP

to be esured (To be measured)

Up and over door, power and light points.

FRONT GARDEN WITH IN & OUT DRIVEWAY

Wall enclosed, mainly paved with shrub borders.

REAR GARDEN

26.21m x 13.72m (86' x 45')

Wall and fence enclosed, gated side access, trees and shrubs, pond, water feature, mainly laid to shingle, raised patio area, lawned area, external lights, summer house.



Floorplans



£479,950

Stanley Park Road, CARSHALTON BEECHES, SM5

Bungalow | Detached | Three Bedrooms | Large Garden | Kitchen/Breakfast Room | In & Out Driveway

Call now, visit us in branch or [go online](#) to book your viewing

0208 669 2234

carshalton@andrewsonline.co.uk

Andrews Carshalton
40 High Street, Carshalton, SM5 3AH



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	50
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

Viewing & Offer Procedure

If you wish to view this property, please contact our office at the number on the this set of details or book your viewing via AndrewsOnline.co.uk. All offers on this property should be made through this office or via AndrewsOnline.co.uk. To fulfil our obligations to the seller, if you wish to make an offer on this property you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information, along with the amount of your offer, will then be forwarded onto our client for consideration.

Mortgage Services

We provide mortgage advice on mortgage and insurance business. For advice, please contact our Mortgage Broker on 0208 669 2234

Disclaimer

All appliances listed in these details are only 'as seen' and have not been tested by Andrews, nor have we sought certification of warranty or service, unless otherwise stated. Floor plans are given as a general guide to room layout and design only. They are not exact and must not be relied upon for any purpose. Measurements have been taken in accordance with the 'Andrews Guide to Measuring', a copy of which is available in our office. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Free Valuation Service

Andrews are pleased to offer a free, no-obligation valuation on your property. Simply contact this office to arrange an appointment.

No move, no fee Conveyancing Services

Andrews Homemover is a simple, customer-friendly conveyancing service. You can obtain a free, no-obligation quote from our website.