



421 Middleton Road, Carshalton, SM5 1HU



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Guide price £570,000

Cromwells  
ESTATE AGENTS





# 421 Middleton Road, Carshalton, SM5 1HU

SIMPLY STUNNING!!! Cromwells Wallington are delighted to offer this immaculately presented four bedroom, two bathroom family home located in a popular location backing directly on to Poulter Park. The property offers modern open plan living, a downstairs WC, an extended kitchen/breakfast room, a detached workshop and ample off street parking.

Located within this popular residential road conveniently situated for the vast array of schools, and transport options such as St Helier train and Morden tube stations as well as the many amenities and facilities offered nearby. In addition, the recreational spaces of, Poulter Park, Morden Park, Ravensbury Park and the National Trusts Morden Hall Park.

Accommodation  
Obscure UPVC double glazed front door to..

Spacious entrance hall  
Decorative tiled effect flooring, modern radiator, fitted storage unit with sliding mirrored doors, under stairs storage cupboard, wall mounted digital thermostat.

Lounge/diner  
UPVC double glazed window to front aspect, two double panel radiators, wood flooring, coved ceiling, dada rail, open fireplace with feature log burner, bi-folding doors to..

Kitchen/Breakfast room  
Range fitted all units with matching cupboards and drawers below, wooden worktops with inlaid ceramic butler sink and mixer tap, space for cooker, space for American style fridge/freezer, decorative tiled effect flooring, feature skylights, UPVC double glazed window and double doors leading to rear.

Large storage cupboard with space and plumbing for washing machine and tumble dryer, fitted shelving and wall mounted combination boiler.

Downstairs WC  
Consisting of low-level push button flush WC, pedestal wash hand basin with mixer tap, wood flooring and panelled walls.

Stairs to 1st floor landing  
Wood flooring

Bedroom two  
UPVC double glazed window to front aspect, single panel radiator, fitted wardrobes, wood flooring, picture rail.

Bedroom three  
Wooden framed double glazed window to rear aspect, single panel radiator, picture rail, wood flooring.

Bedroom four  
UPVC double glazed window to front aspect, wood flooring, modern radiator, picture rail.

Shower room  
Modern suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, decorative tiled flooring, tiled walls, sensor mirror, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Main bedroom  
Wooden framed double glazed window to rear aspect with Parkland views, two Velux Windows at front, eaves storage, wood flooring, modern radiator.

Bathroom  
Modern suite comprising freestanding bathtub with mixer tap and shower attachment, wash hand basin with mixer tap and storage cupboards below, low-level push button flush WC, tiled flooring, heated towel rail, wooden framed window to rear aspect with Parkland views.

Rear garden  
Approximately 40ft  
Decking area leading to artificial lawn section and raised a flower beds bordering, detached workshop/summer house, fence enclosed with gated rear access leading directly onto Poulter Park, outside tap.

Front  
Hardstanding, providing off street parking for two vehicles.

BUYER’S INFORMATION  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



















Floor Plan

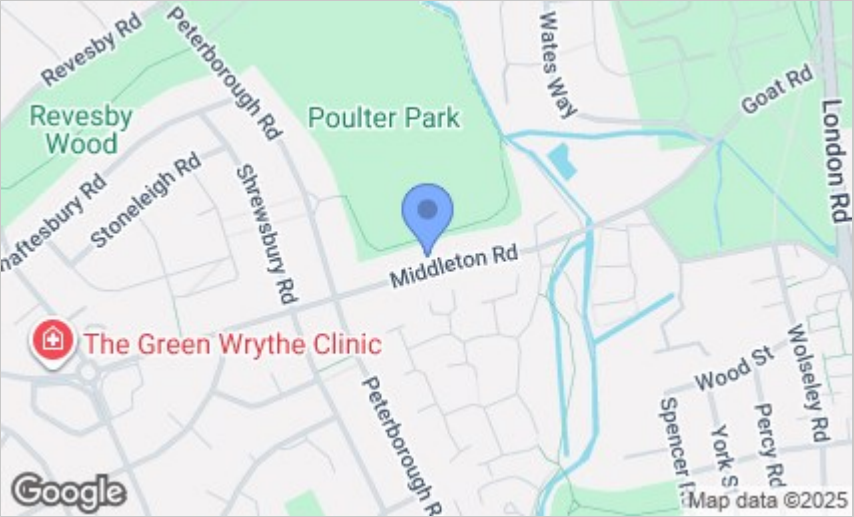


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

