



25 Palmerston Road, Carshalton, SM5 2JZ



Guide price £450,000

**Cromwells**  
ESTATE AGENTS



# 25 Palmerston Road

## Carshalton, SM5 2JZ

### Guide price £450,000

Nestled away in a popular no through road within close proximity of Carshalton train station, local shops and amenities is this STUNNING two double bedroom period home. The property benefits from a modern Kitchen, two Reception Rooms, a luxury downstairs Shower Room and an Ensuite Bathroom.

Families will appreciate being close to highly regarded local schools, while the nearby Village shops, cafés and pubs enhance the lifestyle appeal. With everything you need within easy reach, this is a wonderful place to call home.

#### Accommodation

Part glazed wooden door to

#### Entrance porch

UPVC double glazed window to side aspect, tiled flooring, door to:

#### Lounge

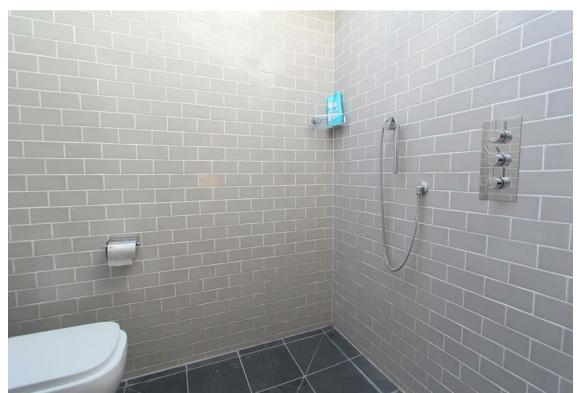
UPVC double glazed sash style window to front aspect, original cast-iron feature fireplace with tiled hearth, laminate flooring, radiator.

#### Dining room

UPVC double glazed French doors to garden, large understairs cupboard housing electric meter, fireplace recess with tiled hearth and wooden mantelpiece, laminate flooring, doorway to:

#### Kitchen

Worksurfaces with modern cupboards below, matching wall units, 1 1/2 bowl stainless steel sink with modern chrome mixer tap, built in gas hob with stainless steel cooker hood above, Integrated oven and microwave, space and plumbing for washing machine and dishwasher, space for undercounter fridge and freezer, Metro





tiled splashback, tiled flooring, UPVC double glazed window to side aspect, door to

#### Shower Room

Wet room style shower room with chrome shower fittings and wall mounted tap plate, wash handbasin with modern chrome mixer tap, low-level WC with push button flush, Metro style tiled walls and tiled flooring, large UPVC double glazed Velux window, extractor fan.

#### Stairs to 1st floor landing

#### Bedroom One

UPVC double glazed window to rear aspect, large over stairs cupboard with hanging rail, old school style column radiator, access to loft, door to:

#### Ensuite Bathroom

Modern suite comprising panel enclosed bath with mixer tap, shower attachment and thermostatic shower, wash hand basin with mixed tap and storage cupboard below, low-level pushbutton flush WC, part tiled walls, tiled flooring, extractor fan, mirror with display lighting, heated towel rail.

#### Bedroom Two

UPVC double glazed window to front aspect, built-in wardrobes to alcove with cupboards above, old school style column radiator.

#### Garden

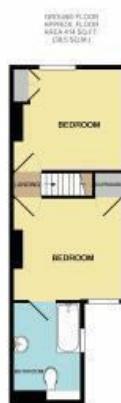
Paved patio leading to raised decking area, fence enclosed, outside tap and light.



#### 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



GROUND FLOOR APPROX. FLOOR AREA 716 SQ.FT (66.00 SQ.M)  
TOP FLOOR APPROX. FLOOR AREA 716 SQ.FT (66.00 SQ.M)  
Dimensions given are approximate and are for guidance only. Measurements  
of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error.  
Contractors, surveyors, solicitors and any other third parties are advised to make their own arrangements to verify  
these particulars. These particulars and descriptions should not be relied upon as statements of fact  
unless otherwise specifically agreed in writing by the parties. All measurements are approximate.

## Viewing

Please contact our Watson Homes Office on 020 4537 3222

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

