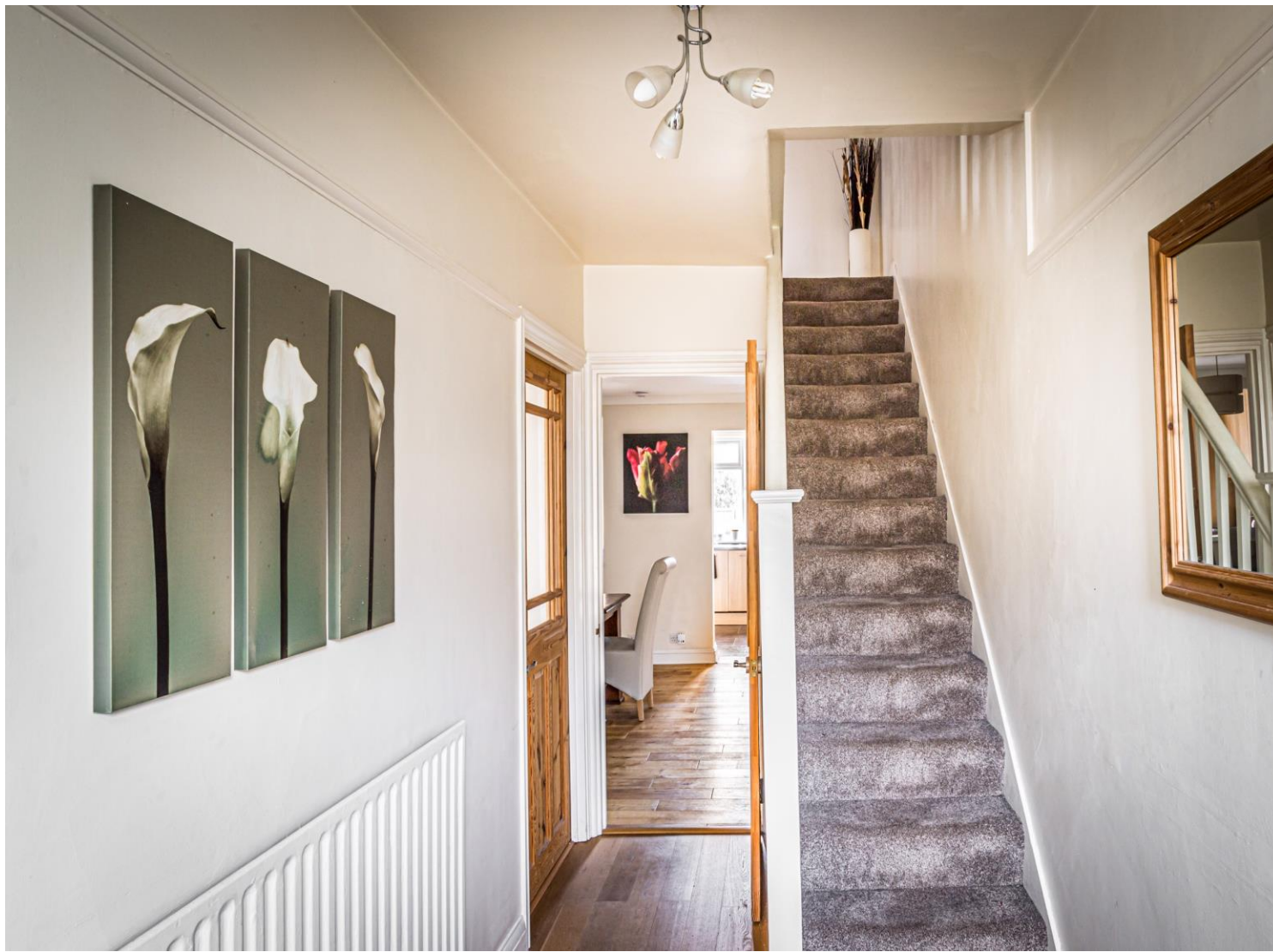




  
HENLEY HOMES

59 Dale Park Avenue | Carshalton

Surrey | SM5 2ES |



This exceptionally well presented three bedroom terrace home is conveniently located for excellent local schools and transport links into London. On the ground floor this lovely family home has two large reception rooms with a large bright kitchen looking out onto the garden. The first floor benefits from three bedrooms, two with fitted wardrobes and a family bathroom. At the front of the property there is a block paved driveway which will house two cars, and at the rear a spacious garden with patio area.

### Entrance Hall

Solid wood strip flooring.

### Kitchen 14' 3" x 8' 5" (4.34m x 2.56m)

Rear aspect, ceramic tiled floor, high and low level storage, space for fridge, integrated electric oven and grill, space for washing machine, integrated bins, gas hob with extractor hood, door leading onto patio,





**Dining room** 17' 1" x 11' 9" (5.20m x 3.58m)  
Rear aspect, solid wood strip flooring, gas feature fireplace, coving.

**Sitting Room** 12' 9" x 11' 4" (3.88m x 3.45m)  
Front aspect, solid wood strip flooring, picture rail, coving.



**Bedroom 1** 13' 1" x 11' 4" (3.98m x 3.45m)

Front aspect, built in wardrobes, wood effect laminate flooring, picture rail, coving.

**Bedroom 2** 12' 1" x 10' 3" (3.68m x 3.12m)

Rear aspect, coving, built in wardrobes, wood effect laminate flooring.

**Bedroom 3** 7' 6" x 6' 5" (2.28m x 1.95m)

Front aspect, built in storage.

**Bathroom** 6' 3" x 6' 0" (1.90m x 1.83m)

Rear aspect, ceramic tiled walls and floor, low level WC, wash hand basin on pedestal, panelled bath with power shower with separate hand held attachment.

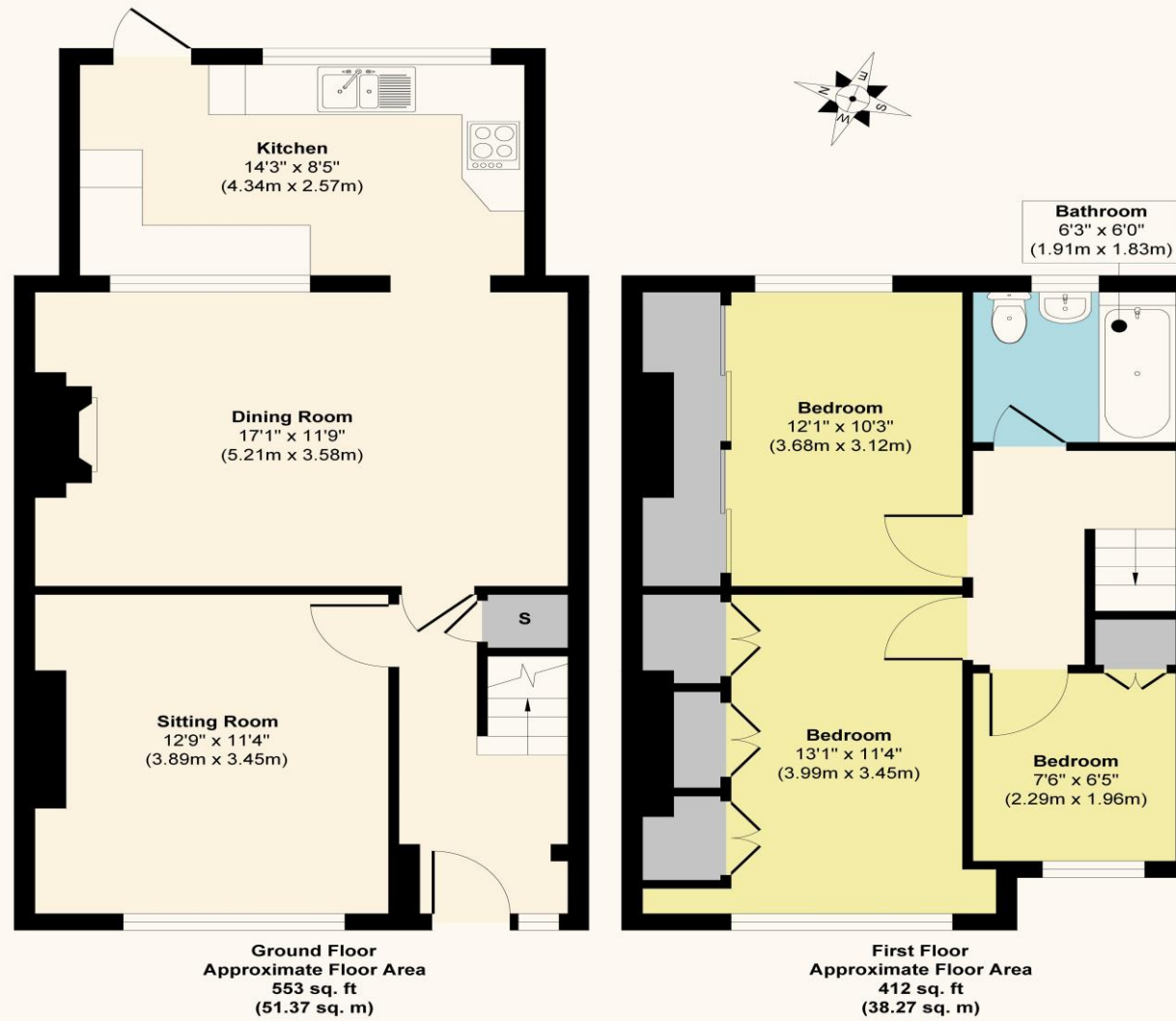




**Garden 48' 0" x 18' 0" (14.62m x 5.48m)**

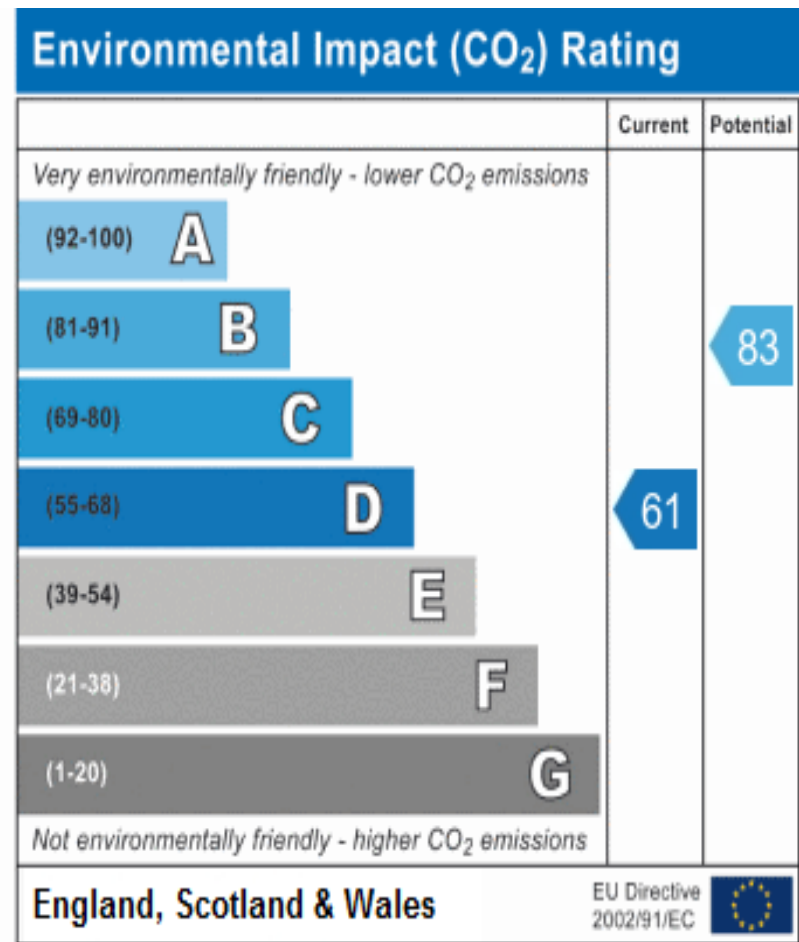
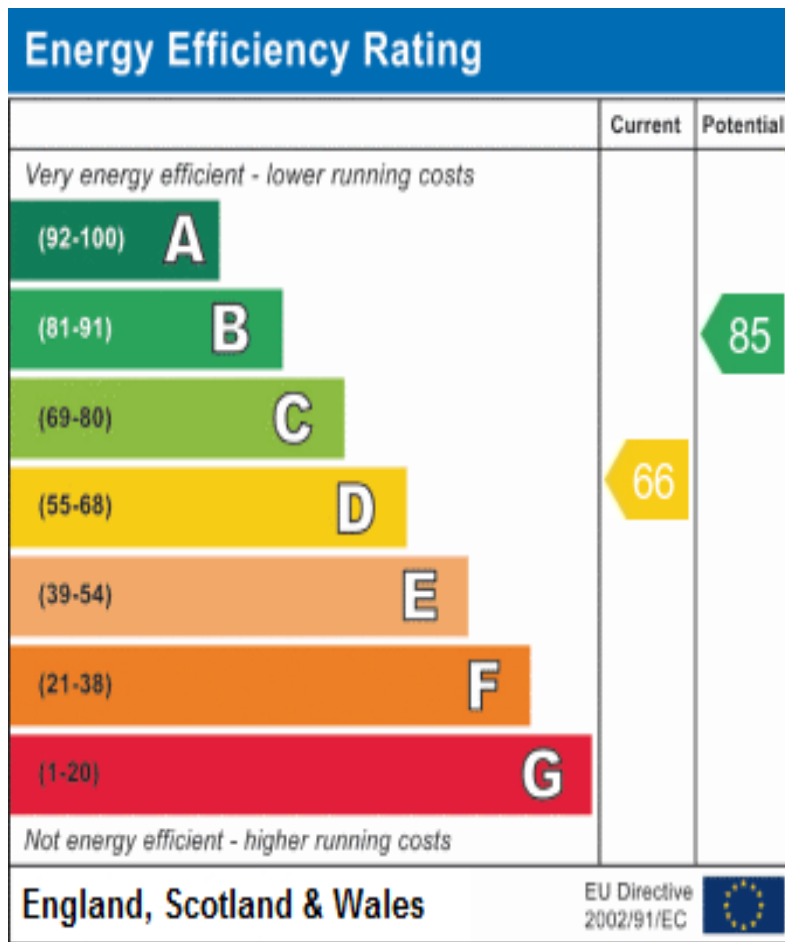


**Dale Park Avenue, SM5**



**Approx. Gross Internal Floor Area 965 sq. ft / 89.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

HENLEY HOMES

0203 873 2700  
 info@henleyhomes.agency | www.henleyhomes.agency