





54 Limes Avenue

Carshalton, SM5 2AF

£500,000

Silverman Black is pleased to offer this spacious, extended three bedroom end terrace house to the market, positioned on a bold corner plot garden, offering substantial potential for a further two storey addition to the side (STPP). The property already benefits from a ground floor rear extension - with the ground floor accommodation now comprising an enclosed storm porch, a good size entrance hall, a utility room (largely the original kitchen), a generous front reception room and a double-size open plan kitchen/living space at the back of the house. Upstairs there are two double bedrooms, a single bedroom and a recently refitted shower room, whilst externally there is off street parking for one vehicle (with potential for several more) at the front and a very large rear garden which is mainly laid to lawn and incorporates a sizable timber storage shed, a pergola, a pond and well stocked flower beds and borders. The property does, in truth, require some updating and modernisation but affords well proportioned accommodation, is well located and offers real potential for the future! In terms of local facilities, Hackbridge BR station is 15 minutes walk away (0.75 miles), Carshalton BR is 0.9 miles distant (20 minutes walk) and there is a regular bus services from Green Wrythe Lane to Morden Underground terminus only 5 minutes walk from the house. Carshalton College, Carshalton Boys and Carshalton High School for Girls are all only about 15 minutes walk away, with several exceptional primary schools are available less than one mile away including Victor Seymour, the Harris Academy and St Marys. Viewing of this exceptional home is highly recommended - so call today to book an appointment to visit.

- Positioned on a bold corner plot, this substantial extended three bedroom end terrace offers ample potential for further enlargement & improvement (STPP)
- Full-width ground floor rear extension creating a large open plan living room/kitchen at the rear of the house
- Entrance porch & hallway, separate front lounge, utility room, three good size bedrooms & a refitted shower room
- Approx 10 ft - 12 ft side plot offering potential (STPP) for a single or two storey side addition
- Off street parking for one car - other potential parking areas, large rear garden with a sizable timber shed and pond
- Some updating & modernisation required
- EPC rating: TBC; Freehold; Council Tax Band "D"
- Access to Hackbridge BR station (0.75 miles), Carshalton BR station (0.9 miles) and bus services to Morden Underground
- Carshalton College, Carshalton Boys & Carshalton High all around 15 minutes walk away
- Viewing highly recommended

