



**SILVERMAN**  
BLACK  
PROPERTY SPECIALISTS







### 3 Rayner Close Carshalton, SM5 3AY

£750,000

Silverman Black is delighted to offer this spacious and beautifully presented four bedroom semi detached house positioned in a select private development of just nine quality homes, close to the heart of Carshalton Village. Built in 2016 (and still under warranty), the property affords exceptional family accommodation spread over three generously proportioned floors, incorporating an expansive open plan living room with bi-fold doors opening to a landscaped private garden, a superb "fully-loaded" kitchen/breakfast room and a cloakroom on the ground floor, with four double bedrooms and two luxury bath/shower rooms on the upper floors. Outside, to the rear, there is a stunning private garden - perfect for family get-togethers or alfresco dining - designed to be easily maintained with a paved sun patio, colourful raised lit flower beds & borders and a large shed with power. To the side there is a drive with space for two cars. The property is ideally located for a wide spectrum of buyers - for commuters there are BR stations at Carshalton Village (accessing London Victoria & London Blackfriars) and Carshalton Beeches (West Croydon & London Bridge) 0.5 miles away and 0.7 miles respectively, whilst for families, there are a myriad of excellent local schools - St Marys, St Philomenas, Carshalton Boys & Girls, Carshalton College and All Saints - within a mile. In addition, there is a wide selection of exceptional Independent Schools and five Grammar Schools all within a 3 mile radius. The shops, bars and restaurants of Carshalton Village, together with The Ponds, The Grove (the best example of a Victorian Urban Park left in London), All Saints Church and the Ecology Centre are all just a five minute walk away - with The Westcroft Leisure Centre just under a mile distant. Viewing of this charming and exceptional family home is very highly recommended - so call today to book your appointment.



- A beautifully presented four bedroom/two bathroom semi-detached house located on a select small private development of just nine quality homes right in the heart of Carshalton
- Exceptional family accommodation spread over three floors featuring a large open plan lounge/dining room with bi-fold doors to the rear garden, a sumptuous kitchen/breakfast room and a cloakroom on the ground floor
- Four generously proportioned double bedrooms and two shower/bathrooms located on the upper floors
- Stunning, landscaped rear garden with garden lighting, which has been designed for ease of maintenance! Sun deck, colourful raised flower beds & borders - ideal for al-fresco dining in the summer months
- Large timber shed with power, Off-street parking for two vehicles to the side of the house
- Freehold; Council Tax Band "F"; EPC rating; EPC rating "A" (92/93)
- Ideally located for commuters and families alike - with Carshalton Village and Carshalton Beeches BR stations both within 0.7 miles
- Some excellent local schools are "on the doorstep" - with St Philomenas, St Marys, All Saints within half a mile, five Grammar schools and some exceptional private and independent schools within a three-mile radius
- The pubs, shops and restaurants of Carshalton Village are less than 10 minutes' walk away - a similar distance to The Grove, the Ponds, All Saints Church and the local ecology centre
- Viewing of this fantastic home is very strongly recommended - so call today to book your appointment.

