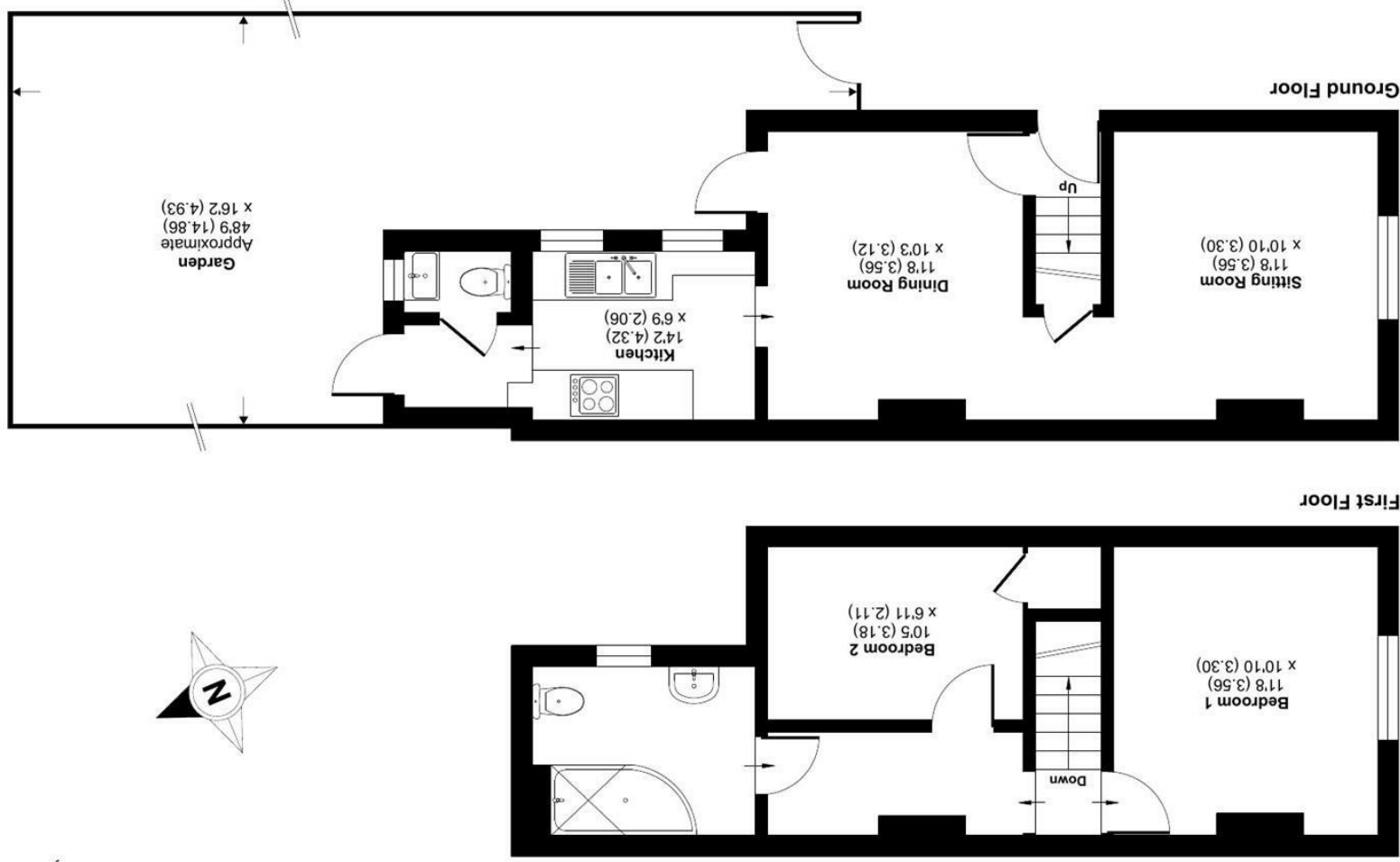

 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nldhcom 2024.  
 Produced for Silverman Black Estate Agents. REF: 1070690



**Ground Floor**

- Sitting Room: 11'8 (3.56) x 10'10 (3.30)
- Dining Room: 11'8 (3.56) x 10'3 (3.12)
- Kitchen: 14'2 (4.32) x 6'9 (2.06)
- Approximate Garden: 48'9 (14.86) x 16'2 (4.93)

**First Floor**

- Bedroom 1: 11'8 (3.56) x 10'10 (3.30)
- Bedroom 2: 10'5 (3.18) x 6'11 (2.11)

Approximate Area = 738 sq ft / 68.5 sq m  
 For identification only - Not to scale

**Palmerston Road, Carshalton, SM5**

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 6 Palmerston Road

Carshalton, SM5 2JZ

Offers Over £450,000

Silverman Black is delighted to offer this charming, recently refurbished two bedroom semi-detached period cottage located in a quiet residential cul-de-sac opposite The Grove and just five minutes walk from Carshalton BR station. The current owners have carefully and lovingly refurbished the property over recent years, concentrating on retaining and enhancing the original period features of the cottage and presenting it in authentic decor, whilst also affording the modern functionality expected in homes today - such as central heating and double glazing. The property has been somewhat reconfigured internally - on the ground floor, access to the living room is now from the rear reception room which makes the lounge larger and more user-friendly; there is an additional exterior door into the garden from the dining room and a useful downstairs toilet has been added - whilst upstairs, the second bedroom has been made slightly smaller to allow for independent access to the large, refitted bathroom. Externally there is a small formal front garden and side access to a generously sized private rear garden which extends to a maximum of almost 50 ft in length and incorporates a raised sun-deck at the back of the garden and a good size timber shed. In terms of local facilities, Palmerston Road is only yards from The Grove - reputed to be the finest remaining example of a Victorian urban park in London - with Carshalton BR station only 0.25 miles (5 minutes walk) away offering regular fast train services to Clapham Junction & London Victoria. The shops, bars and restaurants of Carshalton Village and the Westcroft Leisure Centre and with a picturesque 10 minute walk (0.5 miles) - as are substantial number of excellent local primary & secondary including All Saints, St Mary's, Victor Seymour and St Philomenas. Viewing of this exceptional "period gem" is very strongly recommended - so call today to book your appointment to visit.

- A delightful two bedroom Victorian semi-detached cottage located in a quiet cul-de-sac close to the heart of Carshalton Village
- Carefully & skillfully refurbished by the current owners to retain & enhance as many period features as possible - a real "period gem"
- Accommodation comprises a small entrance hall, two good size reception rooms, a well-equipped kitchen and toilet on the ground floor, with two bedrooms and a large, refitted bathroom upstairs
- 50 ft (max) private rear garden with a raised sun-deck and large garden shed
- Gas central heating to radiators & Double Glazing
- Freehold; Council Tax band "D"; EPC rating "E"
- Located only yards from The Grove & the River Wandle and five minutes walk (0.25 miles) from Carshalton BR station
- Under 10 minutes walk to Carshalton Village, The Westcroft Leisure Centre and several excellent schools including St Philomenas, St Marys, Victor Seymour and All Saints
- Viewing of this charming cottage is very highly recommended - so call today to book your appointment

