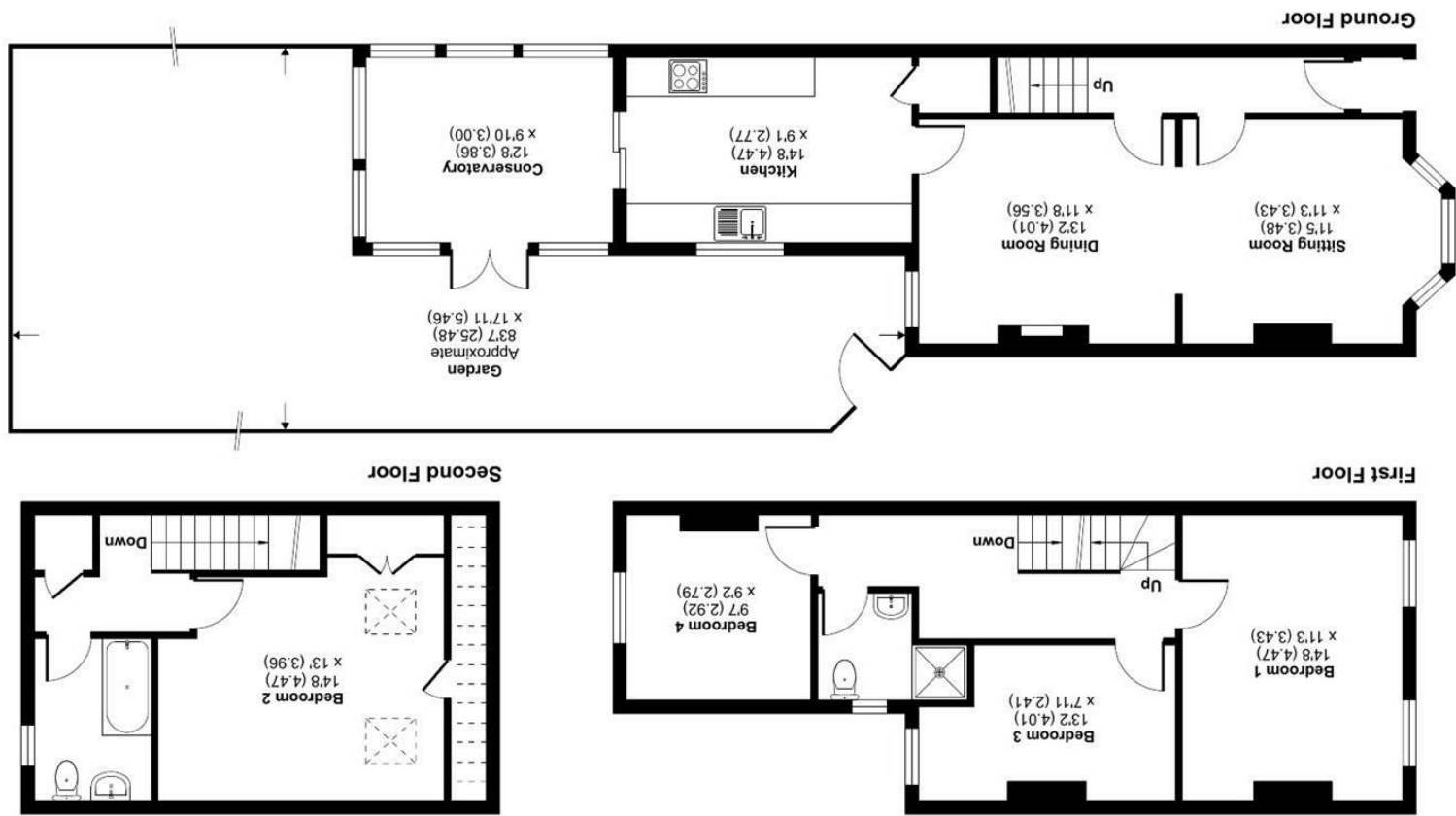
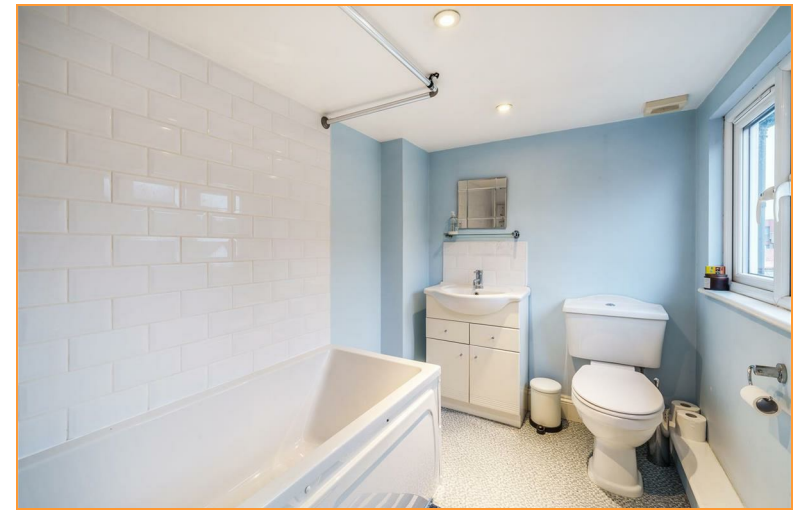


RICS
Certified
Property
Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2024.
 Produced for Silverman Black Estate Agents. REF: 1070743



Cambridge Road, Carshalton, SM5
 Approximate Area = 1460 sq ft / 135.6 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 1492 sq ft / 138.5 sq m
 For identification only - Not to scale





11 Cambridge Road , SM5 3QP

Offers Over £625,000

Silverman Black is delighted to offer this beautifully presented and much extended four bedroom/two bathroom Victorian semi detached house, located in a popular residential street within approximately 0.5 miles of both Carshalton and Carshalton Beeches BR stations. Refurbished to a high standard but retaining many attractive period features - including a pair of stunning fireplaces in the two reception rooms - the property offers a combination of the charm and style of the Victorian age and the modern functionality that is expected by families today. The accommodation comprises a substantial "double reception" room, a fully integrated kitchen and a centrally heated, double glazed conservatory extension on the ground floor, four genuine double bedrooms and a well-equipped shower room and a separate bathroom above on the middle floor and loft extension. Other benefits include gas/radiator central heating and double glazing. Externally, the property offers off street parking for one car at the front and side access to the rear garden which extends over 80 ft in length and is "tiered" - maximising the hours of sunlight in the Summer months and making this a perfect "al fresco" entertaining space. In terms of local facilities, Cambridge Road offers easy access to several excellent local primary & secondary schools (including St Philomenas, St Mary's and All Saints), with five Grammar Schools and some exceptional independent schools also located within a 3 mile radius. Carshalton and Carshalton Beeches BR stations - offering access to Clapham Junction/London Victoria, East Croydon/London Bridge and The Thameslink Line respectively - are just over 10 minutes walk away - as is Carshalton Village centre, The Ponds, The Grove and All Saints Church. Viewing of this exceptional, stylish family home is highly recommended - so call today to book an appointment to visit! You won't be disappointed!

- A beautifully presented and much extended four double bedroom, two bathroom Victorian semi located in a sought after and popular residential street
- An elegant family home combining sizeable and flexible family accommodation with the charm of the Victorian age
- The ground floor comprises a large "double reception room" with two exceptional period fireplaces, a fully integrated kitchen & a centrally heated, double glazed conservatory
- Four genuine double bedrooms (including a large loft extension), a shower room and a separate family bathroom are spread over the upper two floors
- One off street parking space, 80 ft tiered rear garden - ideal for family BBQ's, parties and "al fresco" dining
- Gas/Radiator central heating & double glazing
- Freehold; Council Tax Band D; EPC rating: "E"
- Approximately 0.5 miles (12 minutes walk) to Carshalton & Carshalton Beeches BR stations; Easy access to several excellent local schools; five Grammar Schools & several exceptional Independent Schools within 3 miles
- All of Carshalton's facilities - including the Ponds, The Grove, Carshalton Park and the Westcroft Leisure Centre are with a 15 minute walk
- Viewing of this exceptional family home is very highly recommended - so book your appointment today

