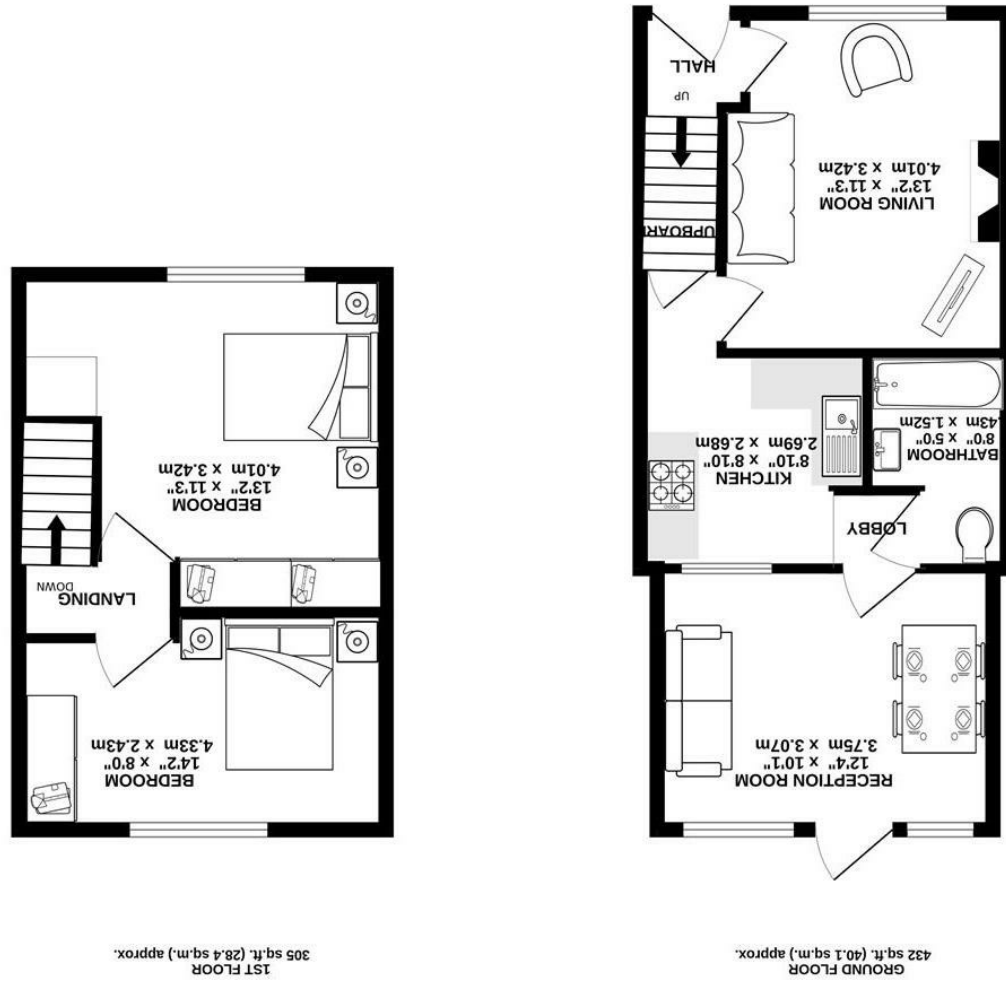


When every agency has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, walling, doors and other areas are approximate and no responsibility is taken for any error. The floorplans, systems and appliances shown here are based on the information provided by the prospective purchaser. The accuracy, systems and appliances shown here are based on the information provided by the prospective purchaser. The accuracy of the floorplans contained here, measurements of rooms, walling, doors and other areas are approximate and no responsibility is taken for any error.



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





181 Buckhurst Avenue CARSHALTON, SM5 1PD

£415,000

Silverman Black are delighted to offer this charming and much modernised, 2 bedroom, extended mid-terraced property to market, located in a quiet keyhole close. The current owners have refurbished the property to a high standard - including new kitchen, bathroom suites and converting the garage at the end of the garden into a home office/music studio. The ground floor accommodation comprises a large living room with a recently installed feature log-burner, a compact refurbished kitchen leading to the living/dining room located in an extension to the rear of the property and a downstairs bathroom. Upstairs comprises of two double bedrooms with potential to extend into the loft (STPP) without compromising either existing bedroom to too great an extent. Externally, there is off street parking for 2 vehicles on re-laid asphalt hardstand to the front, whilst to the rear the garden extends almost 50 ft in length and includes both a storage shed and the aforementioned garage conversion with working electrics - making this usable as a home office/gym or children's play room. Other benefits include double glazing and gas/radiator central heating. The house is situated approximately 20 minute walk (1 mile) from Carshalton, Hackbridge BR stations and Mitcham junction BR and Tram stations, with local bus services to Morden's Underground terminus run from the end of the road - while there is a full parade of local shops including a Sainsbury's Local only 12 minutes walk away (0.7 miles). Viewing of this exceptional house is strongly recommended - so call today to book your appointment to visit.

- A recently modernised two double bedroom house with a large rear extension, off street parking, a south facing garden and garage converted into a music studio/home office
- Refitted kitchen & bathroom suites, new decor & a new log-burning stove in the living room
- Accommodation comprises two independent reception rooms, with refitted kitchen & bathroom suites on the ground floor, with two double bedrooms upstairs
- Roughly 50 ft south facing rear garden - perfect for BBQs and family parties
- Off street parking for two cars, while the rear garage has been converted to a home office/music studio
- Gas central heating to radiators and double glazing throughout
- EPC Rating Current 64 (D) Potential 91 (B); Freehold; Council tax band D
- 20 minute walk (1 mile) from Carshalton, Hackbridge BR stations and Mitcham Junction BR and Tram stations, with local bus services to Morden's Underground terminus run from the end of the road
- Viewing highly recommended so call today on 0208 773 2929 to book your appointment!

