



Owl Cottage, 3 Caledon Road, Wallington, SM6 7HZ

Price Guide £450,000



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Silverman Black are delighted to offer this charming and characterful two/three bedroom terraced Victorian cottage, located close to the heart of Carshalton Village. Skillfully extended and reconfigured on the ground floor, the property affords considerably larger living accommodation than is normally expected within similar period homes - affording a cottage style lounge, an enhanced 16 ft x 14 ft main living room and an 18 ft x 8 ft open plan kitchen/breakfast room. Upstairs, there are two generously proportioned double bedrooms with independent access to a sizable bathroom area which we feel could be replanned to provide a good size shower room and a third bedroom, if required. Externally, there is a courtyard-style cottage garden - which enjoys a sunny westerly aspect, but which is currently rather overgrown. The property does, in truth, need some updating and refurbishment but the location and the "bones" of the cottage are absolutely outstanding and we strongly recommend arranging a visit to truly appreciate the house. In terms of local facilities, Carshalton Village centre, the Westcroft Leisure Centre and The Grove (reputed to be the finest remaining example of a Victorian urban park in London) are all within 250 yards. Wallington BR station is just 0.6 miles distant (12 minutes walk) and gives access to East Croydon and London Bridge, whilst Carshalton and Hackbridge BR stations are about 1 mile distant, serving Clapham Junction & London Victoria. The entire Borough is extremely well regarded in terms of educational facilities with several excellent junior & infants schools within a mile, and five Grammar Schools within a 3 mile radius. Fuller shopping and recreational facilities are available at Sutton and Croydon - both of which are about 3 miles away and easily accessible by car or public transport. Call us today to book an appointment to view this delightful "period gem" - you won't be disappointed!

- A delightful Wisteria covered "chocolate box" cottage located in a prime location right in the heart of Carshalton Village
- Skillfully and sympathetically extended and reconfigured to provide considerably larger living accommodation than is normal for homes of a similar "vintage"!
- Ground floor accommodation comprises a cottage style lounge, an extended 16 ft x 14 ft living room and a generous 18 ft x 8 ft open plan kitchen/breakfast room
- Two well-proportioned double bedrooms on the upper floor with independent access to a large bathroom facility, which could be replanned to provide a third bedroom if required
- Private courtyard style garden which enjoys a sunny westerly aspect
- Some modernisation and updating required
- Council Tax Band "C"; EPC Rating "E"; Freehold
- 250 yards to Carshalton Village, The Grove and the Westcroft leisure Centre; 0.6 miles to Wallington BR station with Carshalton and Hackbridge stations approx 1 mile distant
- Easy access to several primary and junior schools with five Grammar Schools within a 3 mile radius
- Viewing very highly recommended - call today to book your appointment

