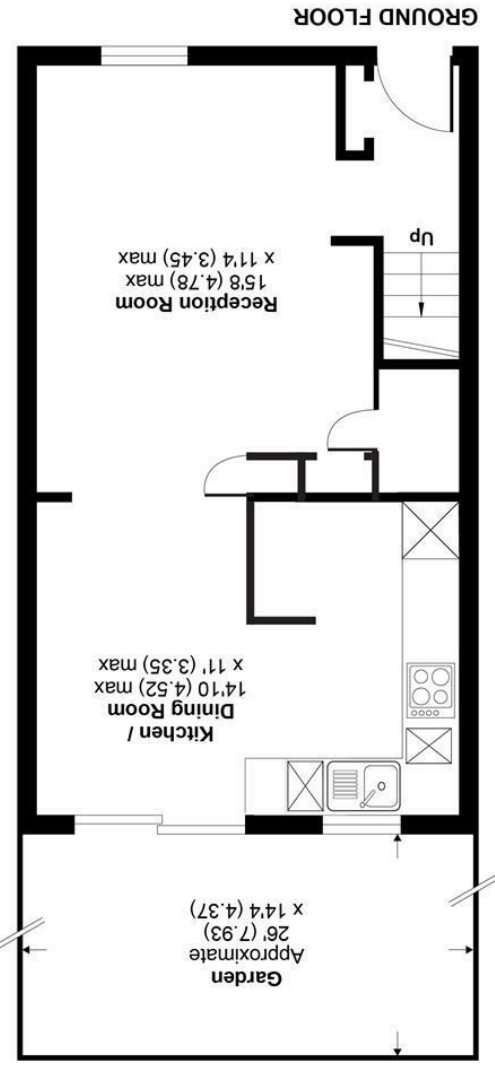
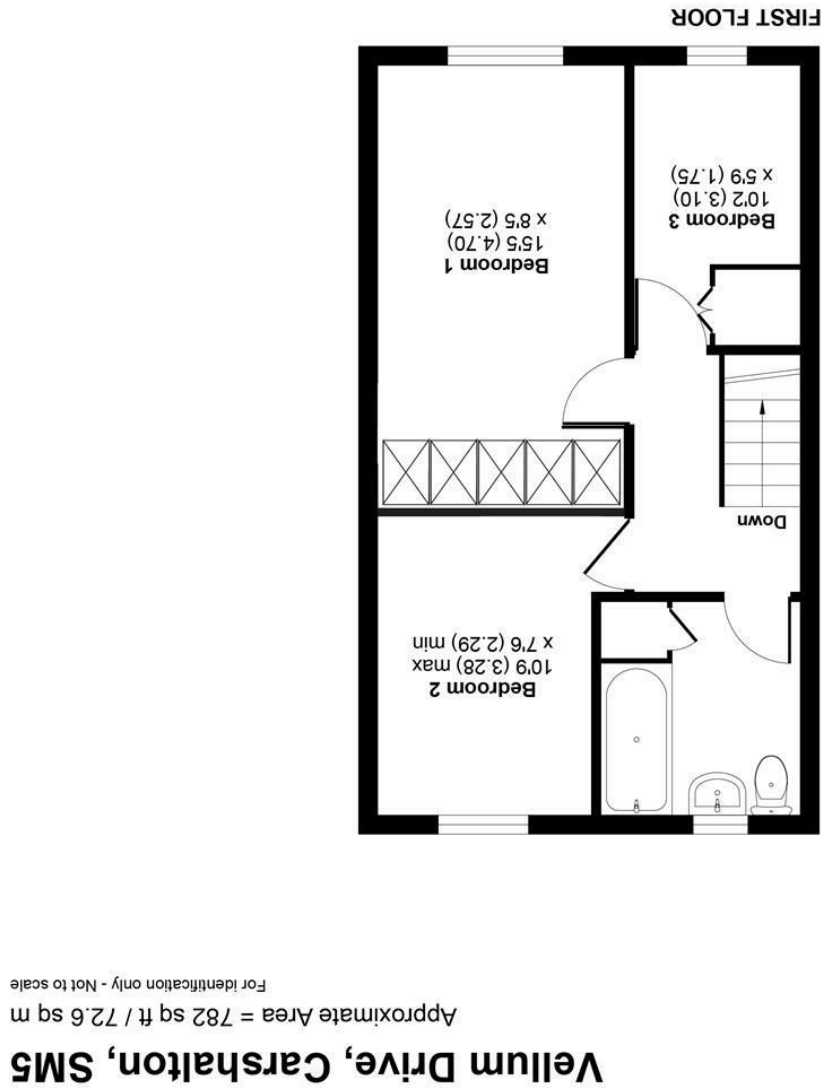


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 RICS Property Measurement



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**BLACK**  
 PROPERTY SPECIALISTS



46 Vellum Drive, Carshalton, SM5 2TN

Offers Over £475,000





## 46 Vellum Drive

Carshalton, SM5 2TN

Offers Over £475,000

Silverman Black is delighted to offer this spacious and stylishly presented three bedroom mid-terrace home, located on a sought after modern development adjacent to the River Wandle. The property is presented in excellent decorative condition, affords exceptional open plan ground floor accommodation - with an enclosed entrance hall, opening onto a large living room and a generously sized, reconfigured kitchen/dining room - which then leads out a good sized west-facing back garden - an absolute "sun trap" during the summer months. Upstairs there are three well-proportioned bedrooms - two doubles and a single - and a refitted family bathroom. Externally, the rear garden has been landscaped to provide a large lawn area surrounded by several colourful flower beds and borders - perfect for kids, pets, BBQs or simple al-fresco entertaining when the weather is good. Additionally, the property has two allocated resident's parking spaces - located only a few yards away from the front of the house! Other benefits include gas/radiator heating, ample storage facilities, double glazed windows and a really well equipped kitchen facility with integrated appliances and masses of "prep" space! The development, which is bordered on one side by the Wandle, is conveniently located, close to the heart of Carshalton Village - the shops, pubs and restaurants of the High Street are a short stroll (0.4 miles) across The Grove. Carshalton BR station - which affords access to London Victoria & London Bridge - is a similar distance away and there are myriad excellent primary & junior schools also with half a mile whilst The Westcroft Leisure Centre is only 200 yards away. Viewing of this exceptional property is extremely highly recommended - so please call us today to book a suitable appointment.



- A spacious and well-equipped three bedroom terraced home located on a select development right in the heart of Carshalton
- Reconfigured ground floor accommodation incorporating a large living room and a refitted kitchen/dining room facility
- Three generous bedrooms and a refitted family bathroom upstairs
- Double glazing and gas/radiator central heating, two allocated parking spaces and a good size, enclosed, west-facing rear garden - perfect for kids, pets and outside entertaining
- Freehold, EPC rating "C" (76/82); Council Tax Band "D"
- Centrally located only 0.4 miles (8 minutes walk) from the Village centre, adjacent to The Grove and the River Wandle and less than a mile from Carshalton, Wallington and Hackbridge BR stations
- Excellent access to a number of outstanding primary and secondary schools; five Grammar Schools within a 3 mile radius
- Viewing of this exceptional family home is highly recommended - so call today to make an appointment to view

