







**92 West Street**  
Carshalton, SM5 2NR

**Price Guide £875,000**

Silverman Black is delighted to offer this elegant & stylishly presented detached family home, located in the heart of Carshalton, only about 5 minutes walk from Carshalton BR station. Refurbished to a very high standard, reconfigured internally and substantially extended to the rear, it's immediately clear on entering the house that the current owners have spared no expense in upgrading their home and invested in quality! The property features a stunning open plan living space - with the original reception rooms now opening out into a sumptuous, fully integrated, luxury kitchen facility with a large central island, an orangery-style canopy roof and bi-fold doors to the rear garden, a completely refurbished family bathroom with walk-in shower, three generously proportioned bedrooms, an additional downstairs WC and a manicured rear garden with parking and a detached garage. In that it's the "nice touches" that make a house into a home - you'll notice the quality hardwood floors, the new staircase, the plantation shutters, the crisp new plasterwork, the quality double glazing - honestly, the list is endless! Trust us when we tell you that you won't need to "lift a finger" moving into this stunning property - just put down your furniture and enjoy! In terms of facilities, Carshalton BR station is just 0.25 miles away (5 minutes walk) offering fast and frequent access to Clapham Junction and London Victoria, with the Grove, the Ponds and the Village centre less than 10 minutes walk away. The entire area is well served with numerous exceptional schools - with St Philomenas, St Marys, Victor Seymour, Carshalton Girls and Carshalton College all within half a mile - and five Grammar Schools within a three mile radius! Overall, in our opinion, one of the highest quality homes that you're likely to see this year - so we strongly recommend booking an appointment to visit! Call us today!



- A stunning, elegant and stylish detached family home located in the heart of Carshalton, only 5 minutes walk from Carshalton BR station
- Extended, upgraded and reconfigured - the current owners have spared no expense creating a beautiful home
- Two receptions on the ground floor with an additional WC, Utility and the most luxurious kitchen extension - featuring a central island, orangery style roof and bi-fold doors to the rear garden
- Three well proportioned bedrooms on the first floor with an upgraded luxury bathroom
- Mature, manicured gardens surrounding on three sides with ample entertaining space, garage & additional parking
- Almost too many features to include - quality hardwood flooring, revamped staircase, plantation shutters, double glazing and crisp plasterwork amongst many others!
- Freehold, Council Tax Band "E", EPC rating E
- Easy walking distance to several excellent primary & secondary schools including St Philomenas, St Marys, Victor Seymour and Carshalton Girls
- 0.25 miles to Carshalton BR station, 0.5 miles to the Village centre
- Viewing highly recommended - so call today to book your appointment to visit

