



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 60 Carshalton Park Road Carshalton, SM5 3SS

Price Guide £670,000

Silverman Black is delighted to offer this spacious three bedroom period semi-detached house located in a popular residential location, roughly equidistant from both Carshalton and Carshalton Beeches BR stations. The property does, in truth, require a programme of refurbishment and modernisation, but has been "priced accordingly" - so would ideally suit someone looking for a blank canvass to put their own "stamp" on! Offering "the bones" of a potentially beautiful family home, the main accommodation - all of which is generously proportioned - comprises two large, separate reception rooms and an independent kitchen facility on the ground floor, with three double bedrooms (the smallest bedroom being 11'2 x 8'1) on the floor above. Externally, the property is well screened from the road and affords a single garage with off street parking for one car (with some potential for more, subject to planning) at the front and benefits from a sizable, mature rear garden which extends over 75 ft in length. As the property is still largely in its original configuration, there is considerable scope for extension - to the side, rear and into the voluminous loft - with some of these works likely to be able to be undertaken under the houses' permitted development allowance. In terms of local facilities, the property is 0.4 miles from Carshalton Beeches BR station and 0.5 miles from Carshalton Station - so affords access to both London Bridge and London Victoria - only about 200m from Carshalton Park and a 5 minute stroll (0.25 miles) from the Village centre, the Ponds and The Grove - reputed to be the finest remaining example of a Victorian urban park. The whole Borough is exceptionally well served with fantastic primary and secondary education facilities with St Philomenas, St Marys and All Saints within 6 minutes walk, whilst there are five Grammar Schools within a 3 mile radius. A rare opportunity to acquire a "diamond in the rough", we strongly recommend viewing - so call today!



- Looking for something to "put your stamp on" - then look no further! A generously proportioned three bedroom semi detached home needing some refurbishment and modernisation
- Large independent reception rooms & a separate kitchen on the ground floor, with three double bedrooms and bathroom facilities upstairs
- Garage with off street parking for one vehicle at the front of the house - with potential for more (STPP) - and a mature 75 ft rear garden
- Ample potential for extension - to the side, at the rear or into the loft - some of which works can be done under permitted development
- Freehold; Council tax band "E"; EPC rating "F"
- 0.4 Miles to Carshalton Beeches BR station & 0.5 miles to Carshalton Station - both roughly 10 minutes walk
- Carshalton Village and several exceptional local schools (including St Philomenas, St Marys & All Saints) within 10 minutes walk and five Grammar Schools within a 3 mile radius
- Viewing very highly recommended - so book your visit today

