





## 107 Arlington Drive Carshalton, SM5 2EU

Price Guide £400,000

Silverman Black is delighted to offer this spacious two bedroom, extended terraced house located in a popular and sought after residential street just off Culvers Avenue. Benefitting from a kitchen extension to the rear of the house, the ground floor has been reconfigured to accommodate two separate but interconnecting reception rooms, the kitchen and the family bathroom, with two well proportioned double bedrooms positioned on the first floor with an additional WC facility. There is opportunity for further extension and improvement both into the loft and to the rear of the house - subject to planning, although there may well be some scope within the house's remaining permitted development allowance. The property does, in truth, need some updating and modernisation - although this is reflected in the asking price - so should largely be regarded by buyers as being a "blank canvass" and something that they can put their own "stamp" on! Externally, the property has a small formal front garden, whilst to the rear there is a larger (45 ft) south facing rear garden which is largely laid to patio for ease of maintenance and incorporates a single detached garage. Other benefits include gas/radiator central heating and part double glazing. In terms of local facilities, Carshalton & Hackbridge BR stations are roughly equidistant (0.8 miles) affording excellent access to Clapham Junction and London Victoria, whilst there are numerous excellent schools within a mile including St Philomenas, St Marys, Carshalton Boys, Carshalton High School for Girls and Carshalton Sixth Form College, amongst others! St Helier Hospital is 1.1 miles distant (c 23 minutes walk) and there is an excellent bus service from the end of the road accessing Morden and the Northern Line of the Underground system. Carshalton Village, The Grove and the Westcroft Leisure Centre are all approximately 1 mile away. Viewing of the exciting opportunity is highly recommended - so call today for your appointment.



- Looking for something to put your "stamp on" - if so, perhaps this extended two bedroom terraced house may "fit the bill"!
- A spacious two bedroom/two reception terraced house located in a popular residential street just one mile from Carshalton Village
- The ground floor accommodation has been reconfigured to provide a rear kitchen extension and separate reception rooms, with a small hallway and family bathroom
- Two generously proportioned double bedrooms located on the first floor with an additional WC facility
- South facing 45 ft rear garden incorporating a detached single garage, double glazing & central heating
- A programme of modernisation and updating is required and reflected in the asking price
- Freehold, Council Tax band "D"; EPC rating "D" (56/76)
- Hackbridge and Carshalton BR stations both approx 0.8 miles; Carshalton Village, The Grove and Westcroft Leisure Centre all approx 1 mile distant
- Numerous excellent educational facilities within 1 mile, bus services to Morden Underground terminus
- Viewing highly recommended - so call today to book your appointment

