



SILVERMAN
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 PROPERTY SPECIALISTS





88A Carshalton Park Road

Carshalton, SM5 3SW

Price Guide £550,000

Silverman Black is delighted to offer this spacious and beautifully presented three bedroom end terrace house, located within walking distance of both Carshalton and Carshalton Beeches BR stations. Refurbished to a high standard by the current owners, the property affords a stylish open plan living space on the ground floor comprising a welcoming entrance hall with several storage cupboards, a bright west-facing living room overlooking the rear garden and a well-equipped kitchen/dining room with a recently fitted white suite and all fixed appliances. Upstairs, the main bedroom is located at the rear of the house and benefits from two built in wardrobes, whilst there are two further bedrooms (one double, one single - currently used as a home office) overlooking the front garden and a refitted bathroom suite. Other benefits include gas/radiator central heating with a refitted boiler, double glazing, stripped and waxed original floorboards and quality fixtures and fittings! Externally, the front garden has been landscaped for easy maintenance, whilst the rear garden extends around 35 ft in length and enjoys a sunny westerly aspect - a "sun trap" in the summer months, perfect for BBQs' and al-fresco dining. In addition, there is a single garage located en-bloc directly to the rear of the house. In relation to local facilities, Carshalton Beeches and BR station (accessing East Croydon and London Bridge) are located 0.4 miles away (c 10 minutes walk), whilst Carshalton Village and Carshalton BR station (Clapham Junction & London Victoria) are only marginally further away (0.6 miles - 12 minutes walk). There are several excellent local schools within a half mile radius - including St Philomenas, St Marys and All Saints, whilst there are five Grammar Schools and several excellent private/independent schools within a three mile radius of the Village. Viewing of this comfortable, stylish and well equipped home is highly recommended - so call today to book your appointment

- A stunning, refurbished three bedroom end terrace house located on a favoured road with walking distance of both Carshalton & Carshalton Beeches stations
- Featuring a large open plan living space on the ground floor with the lounge area affording access to a private west facing garden and a generous eat-in kitchen/dining room with a luxury integrated kitchen suite
- Two large double bedrooms, a good single and a refitted family bathroom on the first floor
- Landscaped front garden, 35 ft west facing rear garden - an absolute sun-trap in the summer months and perfect for BBQs and family get-togethers
- Single garage located en bloc behind the garden
- Vacant Possession with no onward chain
- Freehold; EPC rating C (73/86); Council Tax Band D
- Carshalton BR station 0.6 miles (12 minutes walk), Carshalton Beeches BR station 0.4 miles (8 mins walk)
- Several excellent schools including St Philomenas, St Marys and All Saints are within half a mile, 5 Grammar Schools and some excellent independents/private schools within 3 miles
- Viewing is highly recommended - so call today to book an appointment to visit this comfortable, stylish and well equipped home

