

Scawen Close, Carshalton, SM5
 Approximate Area = 802 sq ft / 74.5 sq m
 For identification only - Not to scale

GROUND FLOOR
 Kitchen 210 (3.91) x 58 (1.73)
 Sitting Room 16 (4.88) x 123 (3.73)
 Conservatory 107 (3.23) x 65 (1.96)
 Approximate Garden 2311 (7.29) x 222 (6.76)

FIRST FLOOR
 Bedroom 1 122 (3.71) x 92 (2.79)
 Bedroom 2 122 (3.71) x 119 (3.58)

Produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nldirect.com 2024.
 International Property Measurement Standards incorporating RICS Property Measurement Agents. REF: 1180007
 Certified Property Measurer

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





1 Scawen Close

Carshalton, SM5 2TZ

Price Guide £450,000

Silverman Black is excited to offer this delightful and rarely available two bedroom/two bathroom cottage, located on a small private development right in the heart of Carshalton Village! An end of terrace property with a conservatory, allocated parking and a larger-than-average, manicured corner plot garden, the cottage affords excellent living accommodation comprising a large open-plan living room, a good size kitchen and a cloakroom facility on the ground floor, with two double bedrooms - each with it's own ensuite shower/bath facility - on the floor upstairs. The property does require some sympathetic modernisation and updating, but is being sold with full vacant possession and no onwads chain. In terms of local facilities, the restaurants, bars, shops and the Cryer Theatre are all within 150 yards of the development, whilst The Westcroft Leisure Centre and The Grove (reputed to be the finest example of a Victorian urban park remaining in London) are literally a "stone's throw" away. Carshalton BR station is a leisurely 10 minute walk across the park (c 0.5 miles), affording easy access to Clapham Junction & London Victoria (two direct services per hour - 30 minutes travel), whilst bus services run through the High Street giving access to Purley, Sutton and the Tube network at Morden (Northern Line). Viewing of this exceptional and unusual property is highly recommended - so call today to book your appointment.

- A rarely available two bedroom/two bathroom cottage, located on a select private development right in the heart of Carshalton
- Full Vacant possession with no onward chain
- Accommodation comprises Entrance Hall, Cloakroom, open plan Living Room, Kitchen and Conservatory on the ground floor, two double bedrooms, each with an ensuite facility upstairs
- Mature and beautifully presented corner plot "walled garden", allocated parking to the front
- Some modernisation and updating will be required
- Positioned only 100 yards from Carshalton High Street, The Westcroft Leisure Centre and The Grove
- Carshalton BR station approx 0.5 miles - a 10 minute walk across the park
- Bus services fro Carshalton High Street to Purley, Sutton and Morden, affording access to the Northern Line of the Tube network
- Freehold; Council Tax Band "D"; EPC Rating "D" 68/87
- Viewing highly recommended

