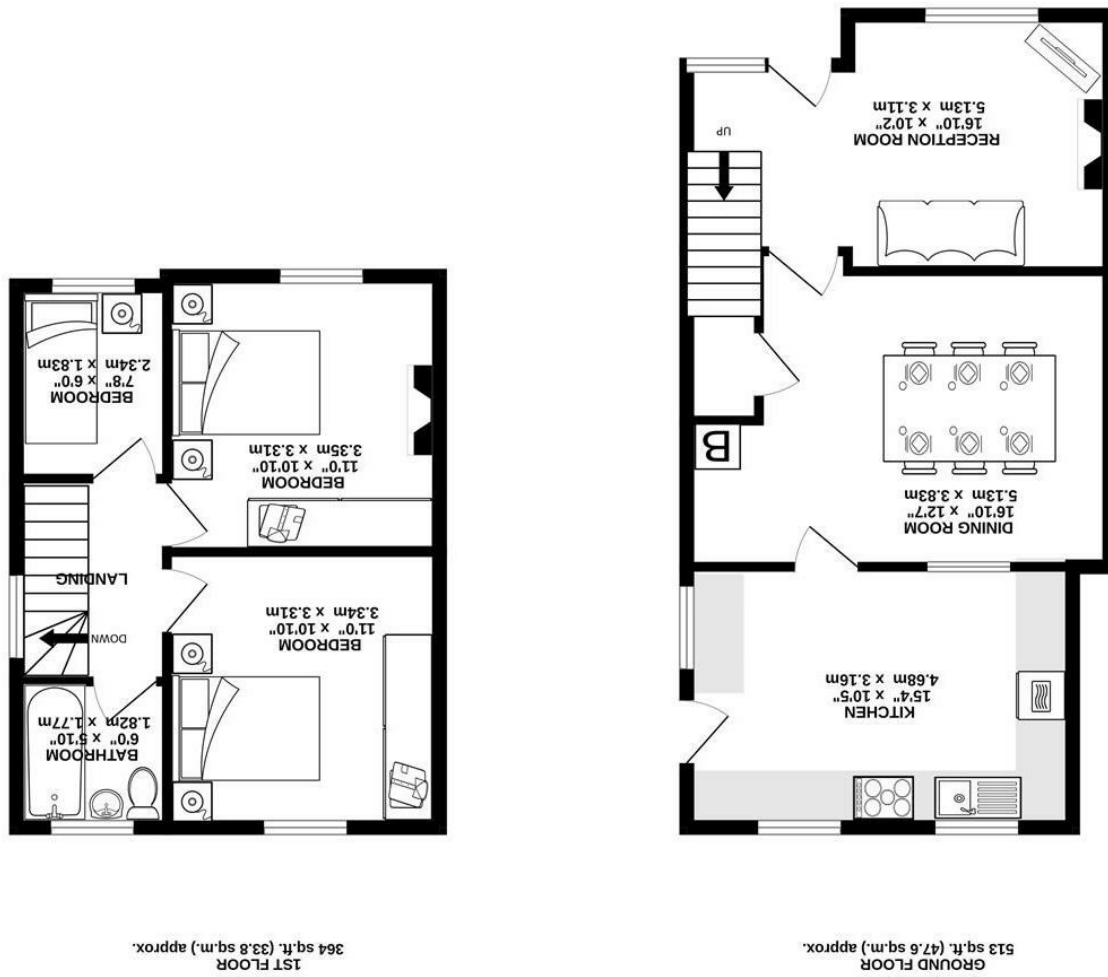


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The areas, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 62 St. James Road

Carshalton, SM5 2DU

**£2,150 Per Calendar Month**

Silverman Black are pleased to offer to market this extended three bedroom semi detached property in a quiet and convenient location. Internally the property is comprised of two large reception rooms and a large kitchen breakfast room on the ground floor. Upstairs is the family bathroom and two double bedrooms and third single bedroom. Externally the property benefits from a large and very private rear garden with patio, decking and lawn, side access and two off street parking spaces at the front. In terms of local amenities there is a parade of shops at the end of the road including a Sainsburys Local, pharmacy and the famous (locally) "Scotts Butchers and Grill". Furthermore there are a wealth of local transport links available with bus routes available again at the end of the road while Carshalton BR Station is a 10 min (0.5 miles) walk away. The property is available for immediate occupation and comes unfurnished.

- Available Immediately, Unfurnished. A lovely Three Bedroom house
- Situated at the end of a Cul de sac near Carshalton BR station and main bus routes
- The house affords very good sized accommodation for a family
- There are two separate lounge/reception rooms and a large kitchen
- Upstairs there are three bedrooms and an upstairs bathroom
- There is parking for two cars on the driveway
- EPC Rating C

