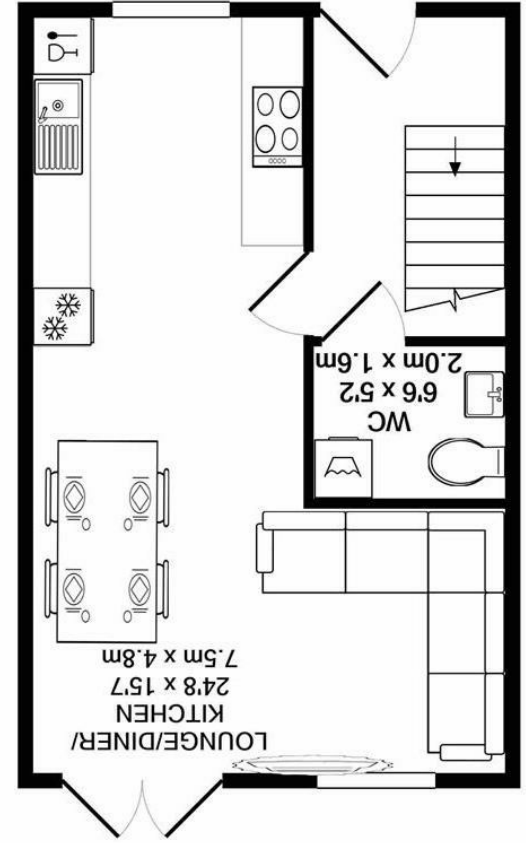
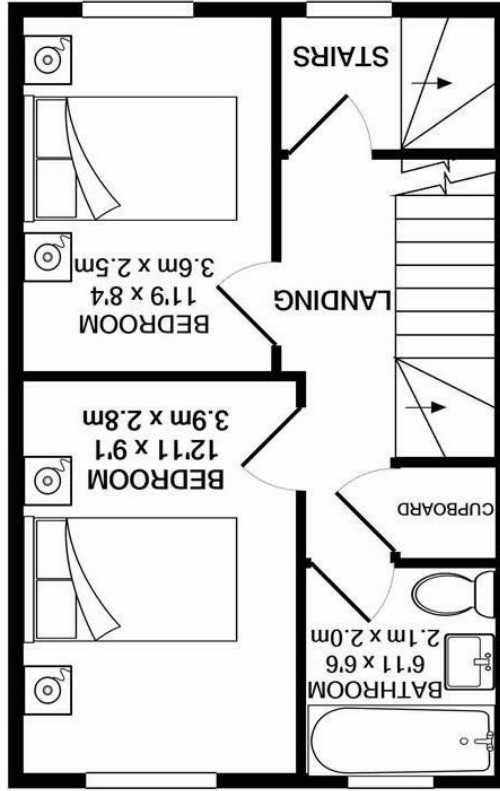
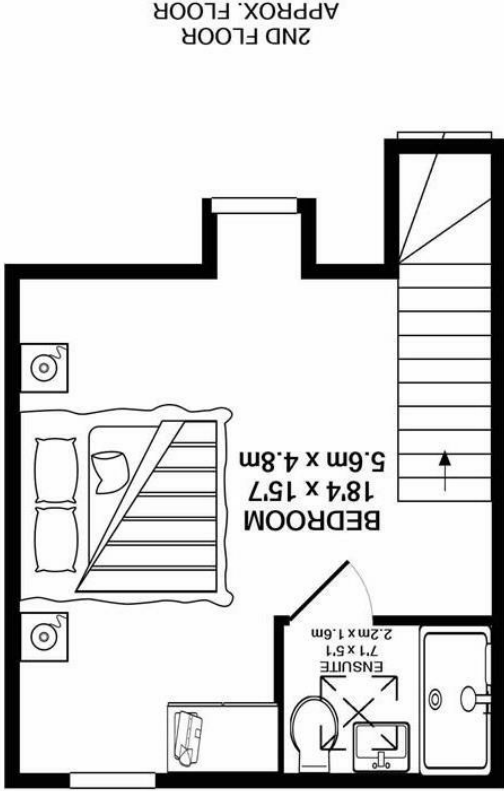


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR AREA 384 SQ.FT.  
(35.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA 384 SQ.FT.  
(35.7 SQ.M.)

2ND FLOOR  
APPROX. FLOOR AREA 274 SQ.FT.  
(25.5 SQ.M.)



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







## 4 Upper Courtyard 44 West Street CARSHALTON, SM5 2PR

Offers Over £550,000

Silverman Black are pleased to offer to market this charming clapperboard fronted three bedroom townhouse, located on a small & select private development close to the heart of Carshalton Village and Carshalton BR station. The property affords stylish and well-proportioned accommodation spread over three levels featuring a luxury fully integrated kitchen, a spacious west-facing reception room, a downstairs WC/utility room, two double bedrooms and the family bathroom on the middle floor and a large master bedroom suite on the upper level, with ample storage and an ensuite shower room. Externally, there is a private parking space to the front of the house, whilst at the rear there is a walled patio garden which enjoys a sunny westerly aspect. This high-spec modern residence, which is being sold with no onward chain, needs to be viewed to be fully appreciated.

Upper Courtyard itself is a small private development of only six individual properties, located only about 5 minutes walk from Grove Park, the Ponds and Carshalton Village Centre, and only about 200 yards from Carshalton BR station (London Victoria 28 mins). There are numerous well-regarded primary & secondary schools close at hand, including St Marys RC Juniors, St Philomenas, The Harris Junior Academy - all of which are with 0.25 miles. The Borough affords 5 Grammar Schools within a 3 mile radius and myriad other outstanding senior & independent schools.

Viewing is highly recommended - so call us today to book an appointment!



- A clapperboard-fronted three bedroom/two bathroom townhouse located on a small & select private development close to the centre of Carshalton
- Stylish open plan living space featuring a luxury fully integrated kitchen with Corian work surfaces and integrated appliances
- Two double bedrooms and the family bathroom on the middle floor with a generous master suite & ensuite shower on the top level
- Private parking space, "walled" patio garden to the rear which enjoys a sunny westerly aspect
- High-spec modern residence, which is being sold with full vacant possession and no onward chain
- Full vacant possession with no onward chain; Double Glazing, Central Heating, only 10 years old, current Gas & Electrical Safety Certificates
- EPC Rating: "B" (85/94); Council Tax Band E
- 200 yards from Carshalton BR station offering fast access to London Victoria (28 mins); 0.25 miles from the Village centre, The Ponds, The Grove and All Saints
- Less than 0.25 miles from St Marys Junior School, St Philomenas & the Harris Academy
- Viewing highly recommended - so call today to book an appointment to visit.

