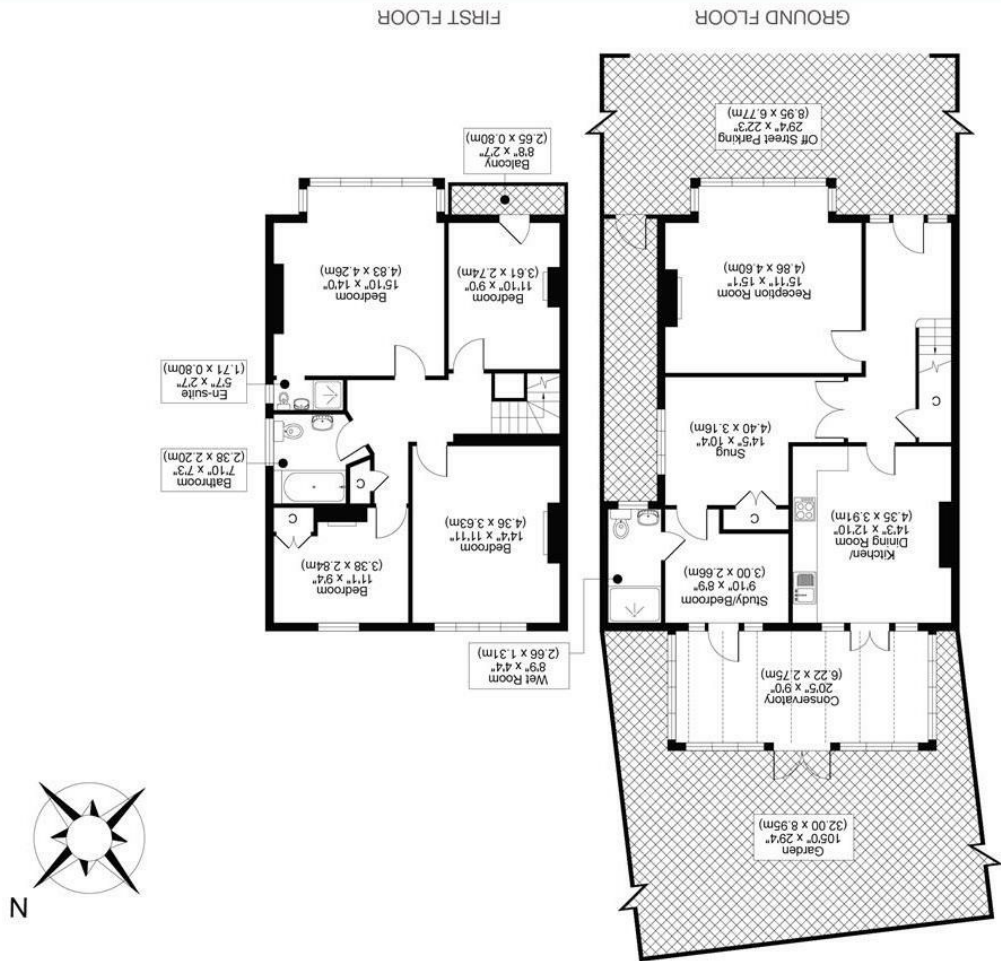


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



NIGHTINGALE ROAD, SM5
TOTAL APPROX FLOOR PLAN AREA 1798 SQ.FT (167 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS





39 Nightingale Road

CARSHALTON, SM5 2DH

Price Guide £725,000

Silverman Black is delighted to offer this charming and characterful five bedroom semi detached Edwardian home, located on a popular and sought after residential street, only 10 minutes walk from Carshalton BR station. Lovingly updated and refurbished by the current owners, the house affords generous and flexible living accommodation, as well as numerous original features - including high ceilings, stunning ceiling moldings and several fantastic period fireplaces and a working log-burner in the lounge! The ground floor accommodation, which can be organised to provide a self-contained one bedroom annex if required, comprises a bright & airy entrance hall, a large living room, a centrally heated full-width conservatory/dining room, a well equipped eat-in kitchen/breakfast room facility and a suite of rooms comprising a living area/snug and a bedroom/study with it's own ensuite shower room. Upstairs all four of the bedrooms are genuine doubles, and there is a well sized family bathroom, with one of the main bedrooms additionally having a small ensuite shower room. Externally, there is recently completed block paved parking for 3 - 4 cars to the front of the house, whilst to the rear, there is a substantial deck terrace accessed from the conservatory and a wonderful, expansive lawn extending over 100ft - ideal for kids & pets, family parties & BBQs, al-fresco dining or simply enjoying a chilled glass of wine on a warm summer's evening! Perfect! Viewing is strongly recommended - so call today to to book your appointment. In terms of facilities, there is an excellent local parade of shops at Wrythe Green (five minutes walk away), Carshalton BR station (accessing London Victoria in 28 minutes) is 0.5 miles distant, whilst there are numerous primary & secondary schools with 1 mile including St Philomena's, St Marys, Carshalton Boys and Girls High Schools, Victor Seymour, whilst there are five Grammar Schools and some exceptional Independent Schools in the Borough!



- A chic & stylishly presented five bedroom semi detached Edwardian house located only about 10 minutes from Carshalton BR station
- Expansive and flexible accommodation - which has previously been configured to provide a self-contained one bed annex on the ground floor
- Recently refurbished, the current owners have taken care to retain many of the original period features - including several fantastic fireplaces and even a log burner!
- The ground floor accommodation comprises wide entrance hall, a large living room, eat-in kitchen/breakfast room, a vast centrally heated conservatory/dining room and a snug with a study/bedroom with ensuite beyond
- Upstairs all four bedrooms are genuine doubles, well equipped family bathroom, plus a small ensuite with one of the larger bedrooms
- A vast loft void offers some potential for extension (drawings available) - either an amazing master suite or two further bedrooms and a bathroom (STPP)
- Block paved parking for several cars and a huge rear garden - perfect for kids, pets or outside entertaining!
- EPC rating: E (51/79); Freehold; Council Tax Band E
- 0.25 miles to local shops, 0.5 miles to Carshalton BR station; easy access to numerous local primary & secondary schools - with 5 Grammar Schools also within the Borough
- Viewing very highly recommended - call today to book your appointment to visit

