





17 Rotherfield Road

Carshalton, SM5 3DN

Price Guide £825,000

Silverman Black is delighted to offer this stylish and characterful four bedroom semi-detached cottage, located right in the heart of Carshalton Village - only yards from the High Street, All Saints Primary School and The Grove. Extended on the ground floor to provide an extra reception room/home office/workspace or a fourth bedroom, the property affords generously proportioned and flexible accommodation, which incorporates two further large, independent reception rooms, a utility/boot room with a separate cloakroom and a well equipped integrated kitchen on the lower level, whilst upstairs there are two good size double bedrooms, a single bedroom and the refitted family bathroom. Externally, at the front, there is gated off street parking for at least two cars, whilst to the rear, the back garden is a particular delight! Extending almost 50 ft in length, this mature cottage style garden is perfect for BBQs, family parties, al-fresco dining or just a quiet cup of coffee on a sunny Sunday morning during the Summer!

In terms of facilities, the shops, bars and restaurants of Carshalton High Street are less than 100 yards away, whilst the ever-popular All Saints Primary School is literally "just across the road". Two excellent local parks are also right on the doorstep - Carshalton Park (which hosts many annual events including Bonfire Night and the Environmental Fair) and The Grove (reputed to be the finest remaining example of a Victorian urban park in London) are both less than five minutes walk away (0.25 miles). Several more excellent schools - including St Philomenas & St Mary's Primary - are within half a mile, whilst the the London Borough of Sutton also affords five exceptional Grammar Schools and a number of excellent Independent schools. Carshalton BR station is a gentle 10 minute stroll across The Grove, accessing London Victoria.

Viewing of this charming and characterful home is highly recommended - so call today to book your appointment to visit!



- Silverman Black is delighted to offer this charming & characterful four bedroom semi detached home located right in the heart of Carshalton Village
- Generously proportioned and flexible accommodation on the ground floor comprising two large reception rooms, a boot/utility room, cloakroom, integrated kitchen and an additional reception room/workspace/bedroom
- Three good size first floor bedrooms - two doubles & a single - refitted family bathroom & separate WC
- Gated parking area at the front of the house for two vehicles, fantastic mature cottage-style garden to the rear
- Freehold; EPC rating "D" (56/82); Council Tax Banding "E"
- Centrally located only 100 yards from Carshalton High Street, 20 yards from All Saints Primary School and five minutes walk from Carshalton Park, The Grove and the Westcroft leisure Centre
- Carshalton Village BR station is approximately half a mile away (10 minutes walk) giving access to London Victoria & Clapham Junction
- Viewing of this exceptional home is highly recommended - so call today to book your appointment to visit

