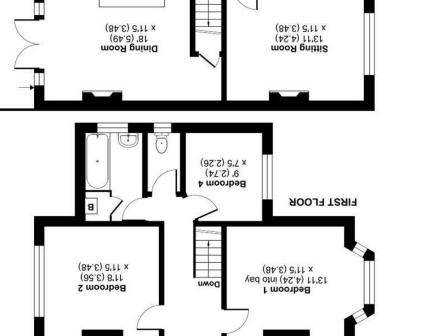
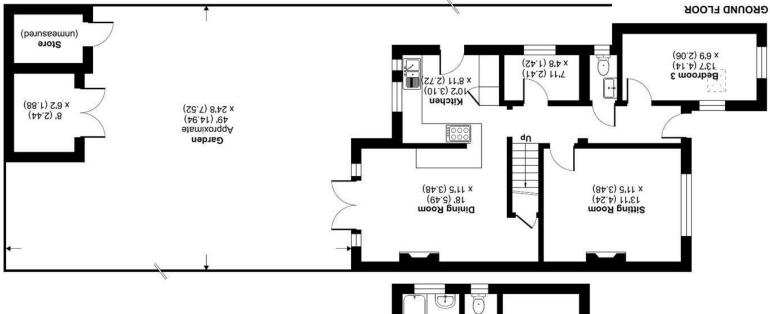


SILVERMAN PROPERTY SPECIALISTS

Rotherfield Road, Carshalton, SM5

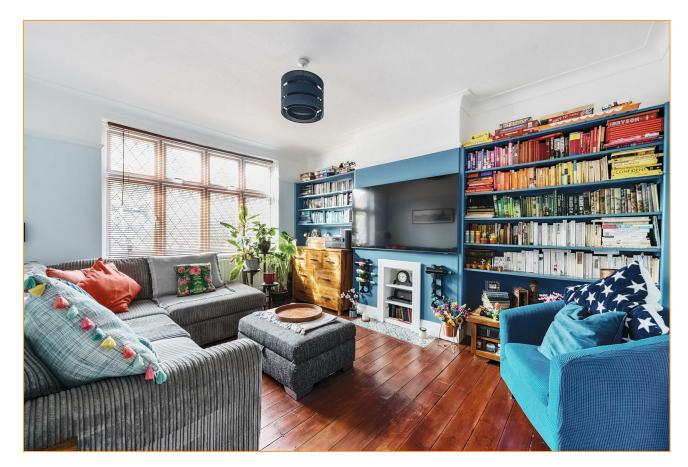
Approximate Area = 1242 aq fl / 115.3 aq m (excludes store)
Outbuilding = 49 aq fl / 4.5 aq m
Total = 1291 aq fl / 120 aq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Silverman Black Estate Agents. REF: 1198443



17 Rotherfield Road

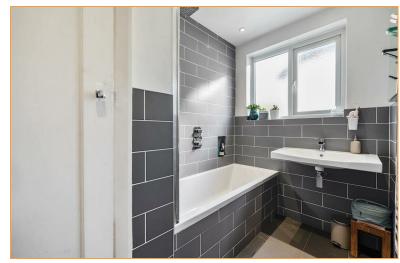
Carshalton, SM5 3DN

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







