



SILVERMAN  
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PROPERTY SPECIALISTS







## 42 Mill Lane

Carshalton, SM5 2JY

Price Guide £650,000

Silverman Black is delighted to offer this spacious and beautifully presented four bedroom/two bathroom townhouse located in an enviable location at the heart of Carshalton. Built by Michael Shanley Homes in 2000, the property offers stylish but practical & flexible living accommodation spread over three floors - with plenty of space for everyone! The ground floor features a generously proportioned open plan living room with direct access to the rear terrace and garden, together with a well equipped independent kitchen and downstairs cloakroom, whilst the two upper levels afford four genuine double bedrooms and two bathrooms - one of which is en-suite to the Master bedroom. Externally, the property benefits from one of the largest rear gardens on the development and a garage located en-bloc only yards from the back gate! Other benefits include gas/radiator central heating & double glazing and ample storage. In terms of local facilities, the property is located directly opposite The Grove - which is reputed to be the finest remaining example of a Victorian urban park in London - and only about five minutes walk to both Carshalton Village Centre and The Westcroft Leisure Centre. Carshalton BR station which offers fast & frequent access to London Victoria (via Clapham Junction) is also only 5 minutes walk away (0.25 miles), whilst there are a number of excellent primary & secondary schools within a few minutes drive - including St Marys, St Philomenas, All Saints, Victor Seymour and The Harris Academy to name just a few! Within the Borough there are additionally five Grammar Schools and some exceptional Independent & Private establishments - making Sutton one of London's most sought after locations for families seeking quality education for their children. Viewing of this beautiful home is very highly recommended - so call today to book an appointment to visit.



- A beautifully presented four double bedroom/two bathroom town house located close to the heart of Carshalton Village
- Part of an exclusive Michael Shanley Homes development built at the turn of the Millennium - but boasting one of the largest gardens on the site
- Stylish and flexible accommodation which incorporates a generous open plan living room, kitchen and cloakroom on the ground floor
- Four genuine double bedrooms and two bathrooms (one en-suite) are spread over the top two levels
- Fantastic child friendly back garden with rear access to a garage located en-bloc just to the rear of the house
- Gas/Radiator heating, ample storage, double glazing
- Freehold, Council Tax Band "F"; Epc rating "C" (71/86)
- Positioned directly opposite The Grove, approximately 5 minutes walk to Carshalton Village centre and The Westcroft Leisure Centre
- Approx 5 minutes walk (0.25 miles) to Carshalton BR station offering regular fast trains to Clapham Junction and London Victoria in about 28 minutes
- A plethora of excellent primary and secondary schools are within easy reach, with the Borough additionally hosting five Grammar Schools - all with a 4 mile radius!

