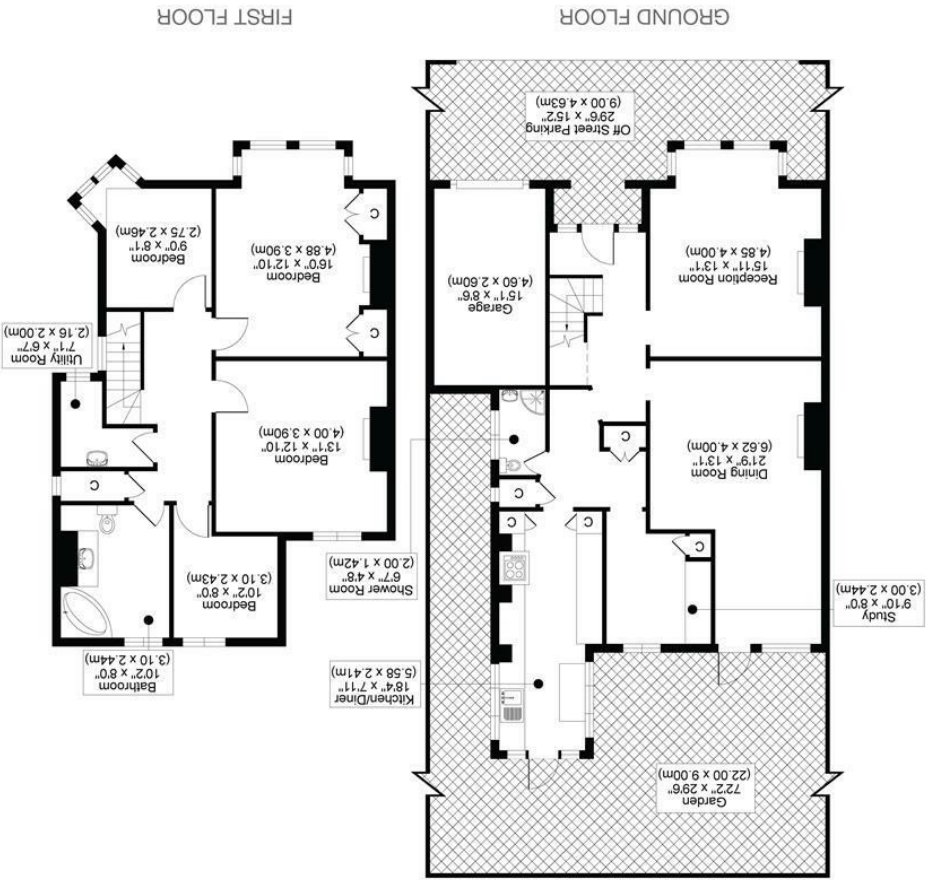


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CARSHALTON PARK ROAD, SM5
TOTAL APPROX FLOORPLAN AREA INCLUDING GARAGE 1763 SQ.FT (164 SQ.M)
TOTAL APPROX FLOORPLAN AREA EXCLUDING GARAGE 1629 SQ.FT (151 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS





62 Carshalton Park Road

Carshalton, SM5 3SS

Offers Over £775,000

Silverman Black is delighted to offer this charming and characterful detached house located close to the heart of Carshalton Village and boasting four generous bedrooms and three independent reception rooms. Being sold vacant and with no onwads chain, the property offers a stylish fusion of period features and modern functionality - incorporating high Edwardian ceilings with beautiful ceiling moldings, several stunning original fireplaces with period tiled slips and a gorgeous mahogany staircase - together with full central heating and full double glazing. Unusually in this day & age, the house is presented largely in it's original configuration, affording two exceptional reception rooms, a smaller study/"snug", a large galley style kitchen, a cloak/shower room and a lovely, wide entrance hall on the ground floor, with four substantial bedrooms, a small utility room and a refitted bathroom with an ornate period style bathroom suite on the floor above. There is potential to extend the house if required (subject to planning) to the side, rear or into the voluminous loft space. Externally, there is private, off street parking for one vehicle in front of the attached single garage, whilst to the rear, the garden extends around 70 ft and is mainly laid to lawn with mature & well stocked surrounding flower beds & borders. Carshalton Village , the Ponds & Carshalton Park are only a five minute stroll away, whilst BR stations at the Village & The Beeches are roughly equidistant (0.5 miles/10 minutes walk). A wide variety of exceptional primary and secondary schools are also "on the doorstep", with five Grammar Schools also within a 3 mile radius. Viewing is highly recommended - so call us to make an appointment to visit this exceptional family home.



- A charming & characterful four bed/three reception room detached Edwardian house located close to the heart of Carshalton Village
- Featuring some stunning period fireplaces, high ceilings with original moldings and an original mahogany staircase
- Excellent family accommodation comprising large separate receptions, a fantastic hallway, an office/snug, a cloak/shower room and a large eat-in kitchen/breakfast room on the ground floor, with four bedrooms, a large bathroom and small utility above
- Off street parking for 1 car, single attached garage, mature 70 ft rear garden which is mainly laid to lawn
- Ample potential for extension to the side rear, or into the loft (STPP)
- Being sold Vacant & with no onwads chain
- EPC rating "E", Freehold, Council Tax Band "F"
- Carshalton Village, the Ponds & Park are only 5 minutes walk away, BR stations in the Village & The Beeches are approx 0.5 miles distant, myriad exceptional primary & secondary schools are "on the doorstep"
- Viewing is strongly advised - so call today to book your appointment

