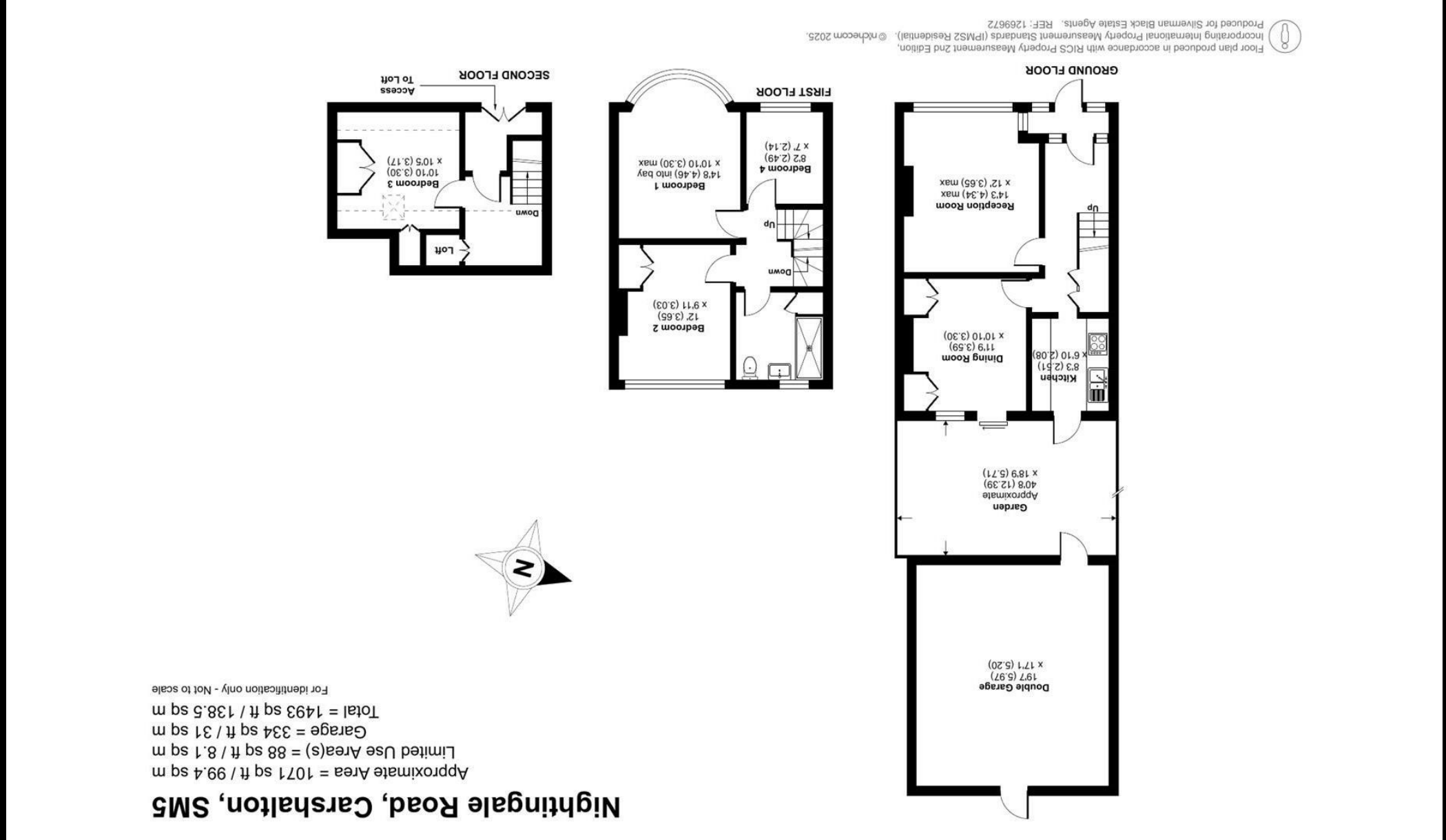






90 Nightingale Road

Carshalton, SM5 2EN

Price Guide £500,000

Silverman Black is delighted to offer this spacious three bedroom/two reception room terraced house located in a popular and sought after residential street within about 10 minutes walk of both Carshalton and Hackbridge BR stations. Being sold vacant and with no onward chain, the property does require some cosmetic updating and refurbishment - but is the ideal "blank canvass" for someone to put their own stamp on! The accommodation comprises an enclosed entrance porch, separate lounge and dining rooms and a small kitchen on the ground floor, with two double bedrooms, a single bedroom and a shower room on the first floor. As an added bonus, the property has had an informal extension into the loft area - creating a useful home office, play/games room or an occasional fourth bedroom. Externally, the house has a substantial front garden, which some neighbours have repurposed to provide off street parking - and, at the back, a 50 ft south facing garden which is mainly laid to lawn and incorporates a generous double garage/workshop. Other benefits include gas/radiator heating, some double glazing and ample scope for further extension - including the house's permitted development allowance. In terms of local facilities, Carshalton and Hackbridge BR stations provide frequent fast trains to Clapham Junction & London Victoria (c 25 minutes away). There is a busy parade of local shops only 5 minutes walk away at Wythe Green (0.25 miles) and a wide variety of excellent schools within a mile including St Philomena's, Hackbridge Primary, Victor Seymour, Carshalton Boys & Girls and St Marys. There are additionally five Grammar Schools and some exceptional Private and Independent Schools within the Borough. Fuller shopping and recreational facilities are available in Carshalton Village (1 mile away), and both Sutton and Croydon (both roughly 3 miles distant). An early viewing of this exciting opportunity is highly recommended - so call today to book your appointment to visit.



- Vacant possession with no onwards chain
- A substantial three/four bedroom terraced house, with two receptions, south facing garden and double garage in a sought after residential street
- A programme of refurbishment is required - an ideal "blank canvass" to put your own stamp on!
- Accommodation incorporates two well proportioned reception rooms, a small kitchen, two double bedrooms, a single bedroom, shower room and a large loft room - which could be used for a number of purposes
- 40 ft south facing rear garden with double garage, potential off street parking at the front of the house (STPP)
- Gas/Radiator heating, some double glazing, scope for extension under permitted development
- Freehold; Council Tax Band "D"; EPC rating "D" (63/87)
- Approx 10 minutes walk (0.5 miles) to both Carshalton & Hackbridge BR stations affording easy access to Central London; Access at Mitchem Junction (2 miles) to the Wimbledon/Beckenham tram service via East Croydon
- Excellent local shopping facilities at Wrythe Green & easy access to numerous excellent schools
- Viewing highly recommended - so call today to book your appointment to visit

