





16 Palmerston Road

Carshalton, SM5 2JZ

Offers Over £475,000

Silverman Black is delighted to offer this delightful extended and reconfigured two bedroom Victorian semi-detached cottage, located in a quiet cul-de-sac, only about 5 minutes walk from Carshalton BR station. A pretty "chocolate box" cottage externally, the interior of the property has been substantially altered to open up the ground floor and provide a wonderful open plan living/dining area featuring a central staircase and some lovely period features in the lounge, including a beautiful fireplace, dwarf lockers in the chimney breast recesses with book shelving above and plantation shutters. The kitchen - which has been enlarged with a "side return" extension - has been refitted with shaker style units, wood block work surfaces and a butler-style sink - whilst the downstairs shower room has been repurposed to become a Cloak/Utility Room (although we understand that the plumbing for the original shower is still in situ - so this could be changed back to become a second bathroom if required). Upstairs, there are two generously proportioned double bedrooms, with the rear bedroom affording access to a full en-suite shower room. Externally, the cottage has a small formal garden with wrought iron railings at the front, whilst to the rear, there is a 35 ft back garden which incorporates a useful 11'6 x 7'6 (approx) home office/garden room - although this does require a little attention. In terms of facilities, Carshalton Station is about 0.25 miles away (5 minutes walk) affording frequent fast trains to London Victoria and The City. The Grove (reputed to be the finest remaining Victorian park in London), the Village centre and The Westcroft Leisure Centre are all also with a 10 minute walk. The whole Borough is well served with excellent local schools including five Grammar Schools within a 3 mile radius, whilst Victor Seymour, St Marys and St Philomenas are all right on the doorstep! Viewing this stunning period-piece is highly recommended - so book today!



- A reconfigured, extended and authentically presented two bedroom Victorian semi-detached cottage, located right in the heart of Carshalton Village
- Featuring completely reconfigured ground floor accommodation - now an open plan living/dining room with a central staircase, superb Victorian fireplace with dwarf lockers & shelving and plantation shutters
- Side return extension to the kitchen with a glazed roof, cloak/utility room - originally a second bathroom, so could be repurposed back to this, if required
- Two generous double bedrooms on the first floor - the rear affording access to a full en-suite shower room
- Other benefits include authentic decor, double glazing, gas/radiator central heating
- Small formal front garden with wrought iron railings, secure gated access to a 35 ft rear garden which incorporates a useful home office/garden room
- Freehold; Council Tax Band D; EPC rating: D (68/90)
- 0.25 miles to Carshalton BR station affording frequent fast trains to London Victoria and The City; less than 0.5 miles to The Village and The Westcroft Leisure Centre
- Excellent educational facilities - Victor Seymour, St Marys and St Philomenas are all within 10 minutes walk, five Grammar Schools with a 3 mile radius
- Viewing highly recommended - so call today to book your appointment

