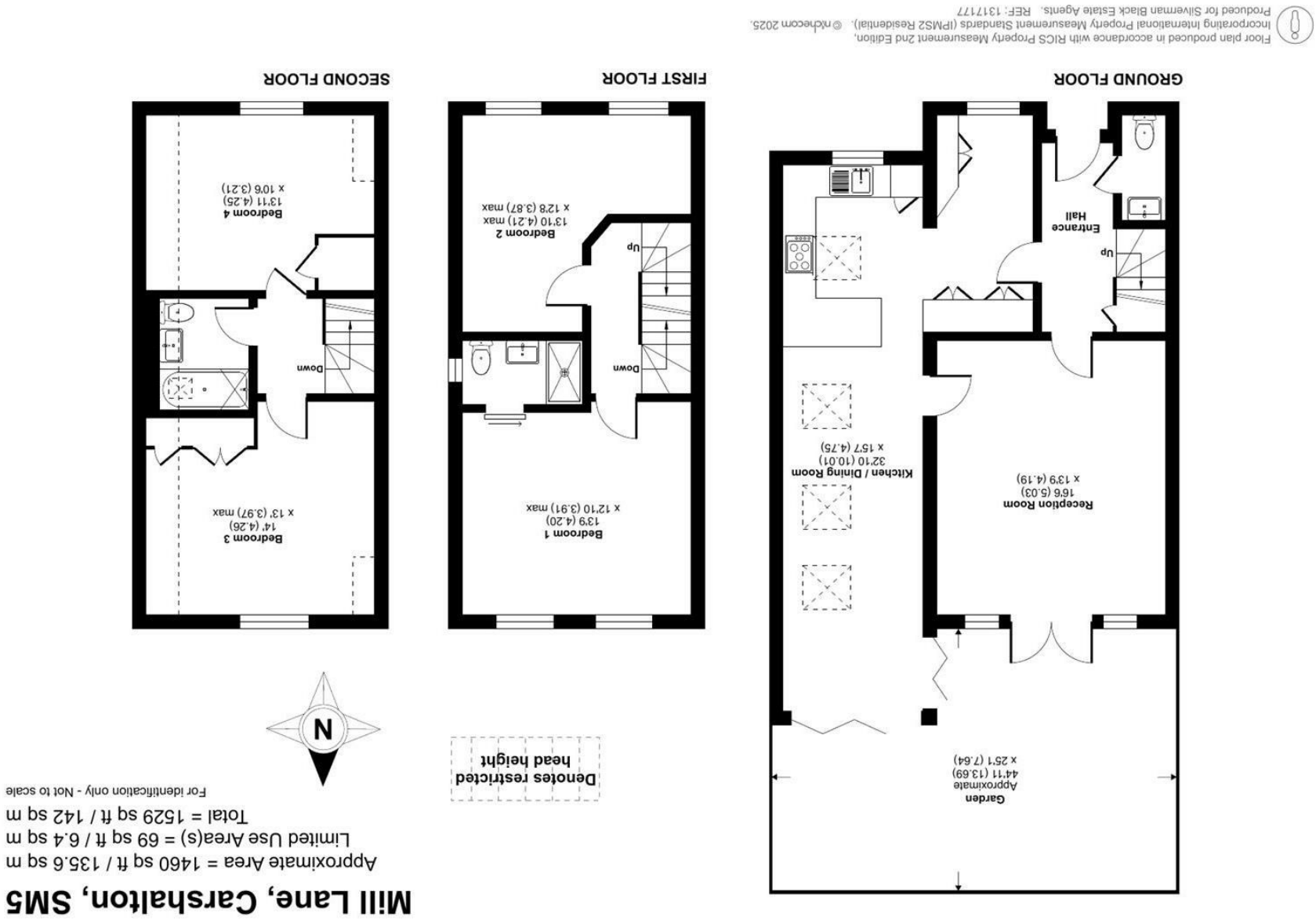




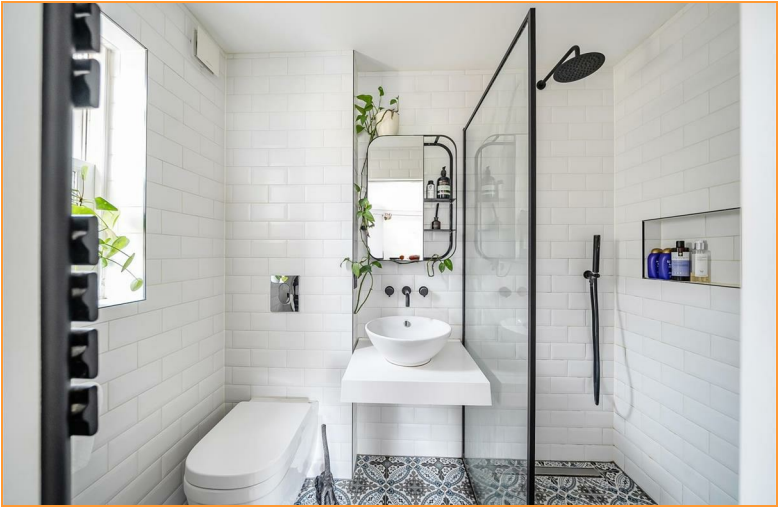


48 Mill Lane

Carshalton, SM5 2JY

Price Guide £775,000

Silverman Black is delighted to offer this outstanding family home located right in the heart of Carshalton Village - roughly eight minutes walk from Carshalton BR station and the Village centre. Substantially extended to the side, the original ground floor accommodation has been nearly doubled in size and offers both flexibility to the growing family and that elusive "Wow Factor"! The original living area is now a large lounge, whilst the extension - which is presented in a chic "barn" style (with skylight windows and exposed roof timbers) - completely redesigns the kitchen facilities, whilst also providing a sizable dedicated dining area and a generous additional office/den/TV area with bi-fold doors opening into the rear terrace and garden! Upstairs on the two upper floors, there are four genuine double bedrooms, an en-suite shower room with the main bedroom and a fully equipped family bathroom. Other benefits include a ground floor cloakroom, underfloor heating on the ground floor with gas/radiator heating upstairs and full double glazing. Externally, the property affords a small formal garden and an off street parking space at the front, whilst the rear garden extends around 45 ft x 25 ft and allows gated access to the single garage which is located directly behind. In terms of facilities, Carshalton BR station is 0.3 miles distant and affords regular fast trains to Clapham Junction, London Victoria and The City in around 30 minutes. The Village centre is a similar distance away - a short stroll across The Grove, which is reputed to be the finest remaining example of a Victorian urban park in London. The recently refurbished Westcroft Leisure Centre is also close at hand, whilst the property is ideally located for a plethora of fantastic schools - Sutton being regarded as one of the best Boroughs in London for State, Private, Grammar and Independent Schools. Viewing of this exceptional property is highly recommended - so book your appointment to visit today!



- Village living at it's very best! Ample space for both the growing family or anyone looking for something with that elusive "Wow Factor"!
- Featuring an exceptional, full depth side extension, the ground floor accommodation of the property has been doubled in size and completely redesigned!
- Accommodation comprises entrance hall, cloakroom, a large independent living room and a fantastic open plan kitchen/dining/TV area which features exposed beams, skylight windows and bi-folds to the rear garden
- Four genuine double bedrooms are located on the upper two levels with two bathrooms (one en-suite)
- Off street parking for one car at the front, garage located directly behind the house and a mature 45 ft x 25 ft garden
- Excellent decorative condition, under floor heating downstairs with gas/radiator heating on the upper levels, double glazing
- Freehold, Council Tax Band "F", EPC rating "C"
- Roughly 0.3 miles (8 minutes walk) to Carshalton BR station, The Village centre and the Westcroft Leisure centre
- Easy access to all of the Borough's exceptional educational facilities
- Viewing very strongly recommended - call today to book your appointment to visit

