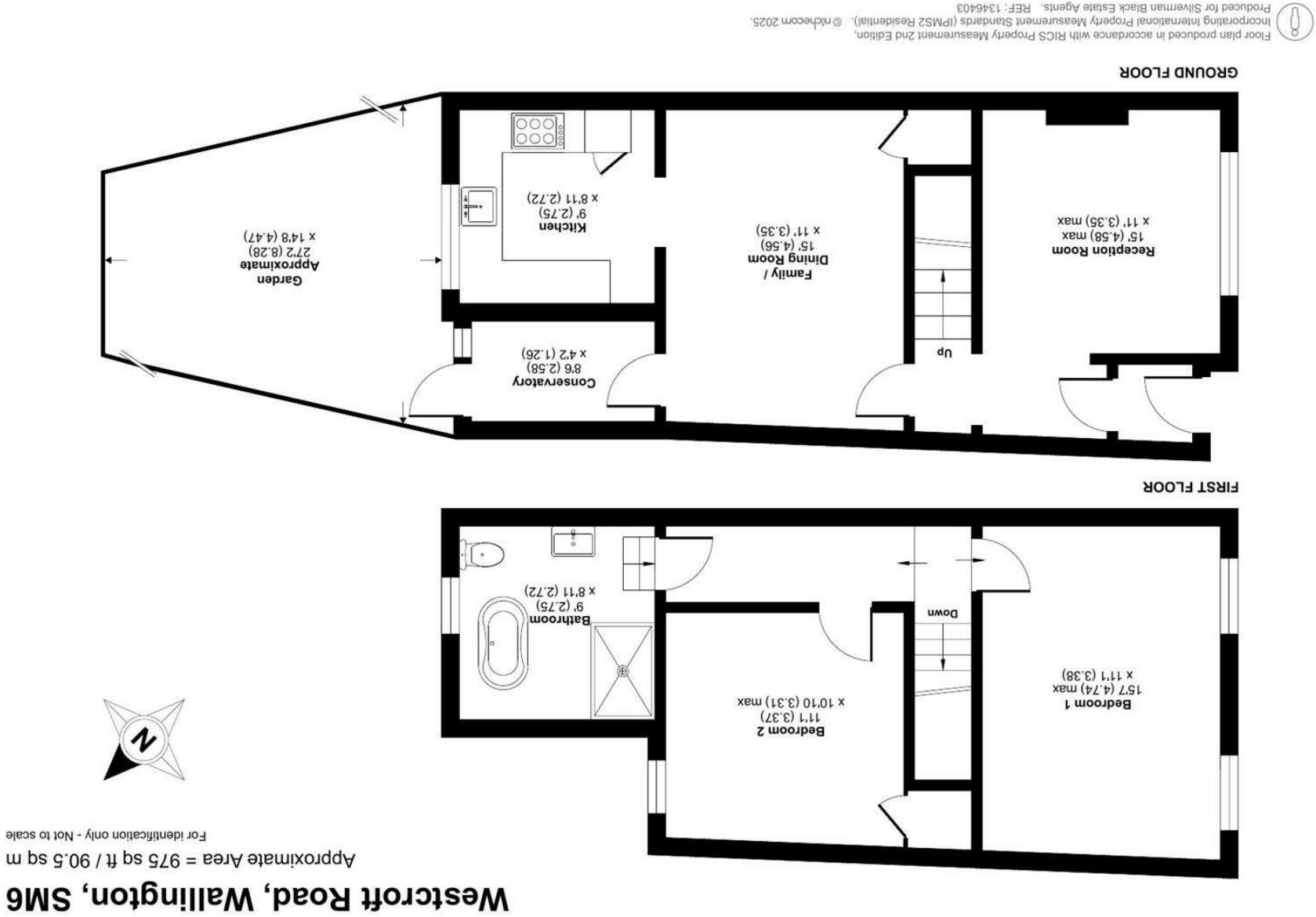






3 Westcroft Road

Wallington, SM6 7HY

£475,000

Silverman Black is delighted to offer this spacious and luxuriously appointed two bedroom Victorian cottage, located in a well regarded residential street, close to the heart of Carshalton Village. The current and previous owners have been careful to retain many charming original period features of the Victorian era - but have skillfully blended these with stylish, contemporary & luxurious kitchen and bathroom suites. The high ceilings, picture rails, fireplaces and stripped floors are complemented by high quality double glazing, gas/radiator central heating, a fantastic fitted kitchen with Bosch appliances and a sumptuous bathroom suite featuring both a walk-in shower unit and a free standing oval bath - creating a comfortable and well appointed character home. The accommodation incorporates two substantial reception rooms, an integrated luxury kitchen and a conservatory on the ground floor, with two double bedrooms and a generous bathroom on the floor above. Externally, the rear garden extends around 30 ft - and is currently largely paved for ease of maintenance. The property does also offer some potential for extension - should more room be required - with the owners of several neighbouring cottages having invested in loft conversions - adding a further bedroom and a second bathroom. We believe that this may be able to be done under permitted development regulations, but would caution buyers to make their own enquiries in this regard. In terms of facilities, Carshalton Village, The Grove and The Westcroft Leisure Centre are all within 5 minutes walk (0.25 miles) whilst the BR stations are available at Carshalton (0.8 miles), Wallington (0.6 miles) and Hackbridge (1 mile) - all of which afford regular fast trains into London and The City. Sutton's enviable selection of schools - reputed to be the best in London in 2025 - are on the doorstep including five Grammar Schools and numerous excellent State, Independent and Private facilities. Book your visit today!



- An opportunity to acquire a beautifully and skillfully refurbished Victorian cottage located right in the heart of Carshalton Village
- Generously proportioned accommodation with real period charm, blended with luxuriously appointed kitchen and bathroom suites to create a wonderful, comfortable home
- Two substantial reception rooms, "fully loaded" kitchen and a conservatory on the ground floor with two sizable double bedrooms and a stunning bathroom upstairs
- Other benefits include high ceilings, stripped floors & character fireplaces, with modern double glazing, gas/radiator heating and low voltage spot lights
- 30 ft (approx) easy maintenance rear garden with a sunny northwesterly aspect
- Potential for extension into the loft to create a third bedroom/second bathroom if required - probably under permitted development
- Freehold; EPC rating "C" (69/88); Council Tax Band "C"
- Five minutes walk (0.25 miles) to Carshalton Village centre, The Westcroft Leisure Centre, The Cryer Theatre and The Grove
- Several local BR stations affording fast, regular trains into London & The City within one mile
- Access to all of Sutton's exceptional educational facilities including five Grammar Schools and a large number of excellent State, Private and Independent facilities

