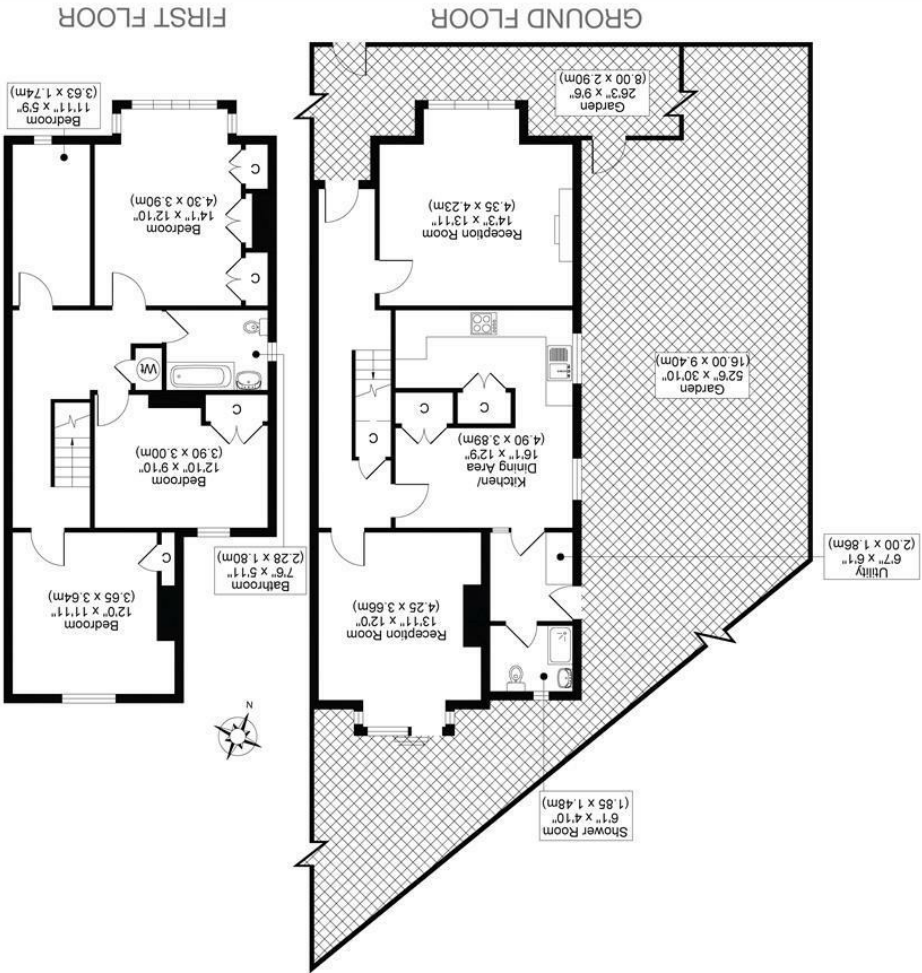


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CARSHALTON PARK ROAD, SM5
TOTAL APPROX FLOOR PLAN AREA 1482 SQ.FT (138 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS





41 Carshalton Park Road

CARSHALTON, SM5 3SP

Price Guide £675,000

Silverman Black is delighted to offer this spacious and characterful four bedroom, two bathroom Edwardian semi-detached house, positioned on a bold corner plot, right on the corner of Carshalton Park Road and The Park. The property does in truth require some updating and modernisation but offers voluminous accommodation which comprises a spacious entrance hall, two well proportioned reception rooms, a substantial kitchen/breakfast room, a utility room and a shower room on the ground floor with four bedrooms (3 x doubles and 1 x single) and a further bathroom on this first floor level. There also a large loft - which could house either a substantial master suite or further two bedrooms if required (STPP). Externally the property is located centrally on a triangular plot - so the gardens are located largely to the side of the house, which also has private off street parking for 2 - 3 vehicles. Other benefits include gas/radiator heating and double glazing - but the property is likely to need new kitchen and bathroom suites, potentially a rewire and a programme of redecoration. In terms of local facilities, Carshalton Park is less than 100 yards away, whilst the shopping facilities of Carshalton Village are 0.3 miles distant (6 minutes walk). Carshalton BR station and Carshalton Beeches BR station are roughly equidistant (0.5 miles, 10 minutes walk) with the former serving Clapham Junction and London Victoria, the latter accessing East Croydon and London Bridge. As well as the five local Grammar Schools located within a three mile radius, St Philomena's, All Saints and St Marys schools are all located within half a mile - whilst just living in the Borough will give you access to what many websites are suggesting is the best area in London for education. Full vacant possession with no onward chain. Viewing of this charming and characterful home is very highly recommended - so call today to book your appointment to visit!



- A charming and characterful four bedroom/two bathroom semi detached Edwardian family home, located less than 100 yards from Carshalton Park
- Full vacant possession with no onward chain; Some refurbishment and modernisation will be required
- Accommodation comprises a spacious entrance hall, two large independent reception rooms, a generous kitchen/breakfast room, a utility room and a shower room on the ground floor
- Three doubles bedrooms and one single bedroom are located on the first floor with the family bathroom.
- Large loft offers potential for a master bedroomsuite/two further bedrooms (STPP)
- Gas/radiator heating, double glazing, gardens located largely to the side of the house, off street parking for 2 - 3 vehicles
- Freehold; Council Tax Band "E"; EPC rating "D" (61/79)
- 100 yards to Carshalton Park, 0.3 miles to Carshalton Village centre, 0.5 miles to both Carshalton BR station and Carshalton Beeches BR stations (10 minutes walk)
- Under 0.5 miles (10 minutes walk) to St Philomenas, St Marys and All Saints schools. Five exceptional Grammar Schools within a three mile radius.
- Viewing highly recommended - book your appointment today!

