



SILVERMAN
BLACK
PROPERTY SPECIALISTS





23 Lavender Road

Carshalton, SM5 3EF

Offers Over £500,000

Silverman Black are delighted to present to market this stylish three bedroom, mid-terraced family home affording easy access to Carshalton Village and Wallington Town High Streets and their respective local amenities. Internally the property is in good decorative order and is comprised of a well proportioned entrance hall, a large living room with bay window creating a light and airy feel, a sizeable dining room with French doors leading to the landscaped rear garden - perfect for BBQs and outdoor entertaining in the summer months - and a well equipped refitted kitchen featuring integrated cooking facilities on the ground floor. Upstairs, we have three bedrooms - the master double bedroom benefitting from a range of built in cupboards, a second double bedroom and a single bedroom (currently used as a home office), while the family shower room is in good condition having not long been replaced and upgraded. Externally the property benefits from off street parking at the front of the property for two cars, while the rear garden extends nearly 80ft comprising a generous patio, a good sized lawn and a utility area with timber shed. Other benefits include gas central heating, double glazing throughout and potential to extend either to the rear or into the loft (or both STPP!). The property is situated only about five mins walk from Carshalton Village with Carshalton BR station located under a mile away (approximately 15min walk) and whilst Wallington BR Station is slightly closer - being 0.5 miles away (approx. 10 mins walk). Other local facilities include The Westcroft Leisure Centre and The Grove - one of London's premier Victorian urban parks - which are both about 0.25 miles distant, whilst All Saints Junior School and Wallington County Boys Grammar School are both within a ten minute walk. A delightful and charming home in a quiet but accessible location, viewing is very strongly recommended - so call today to book an appointment.

- Stunning three bed mid-terraced property situated within easy reach of Carshalton Village High Street.
- Potential to extend either to the rear or into the loft under permitted development (or both - Subject To Planning Permissions).
- Range of local schools, transport links and amenities within a mile of the property.
- Fantastic condition throughout - move in ready!
- Off street parking for 2 cars and 80ft rear garden.
- Council Tax Band D.
- Energy Performance Certificate - Current 74 (C) / Potential 83 (B)
- Call today to book your appointment.

