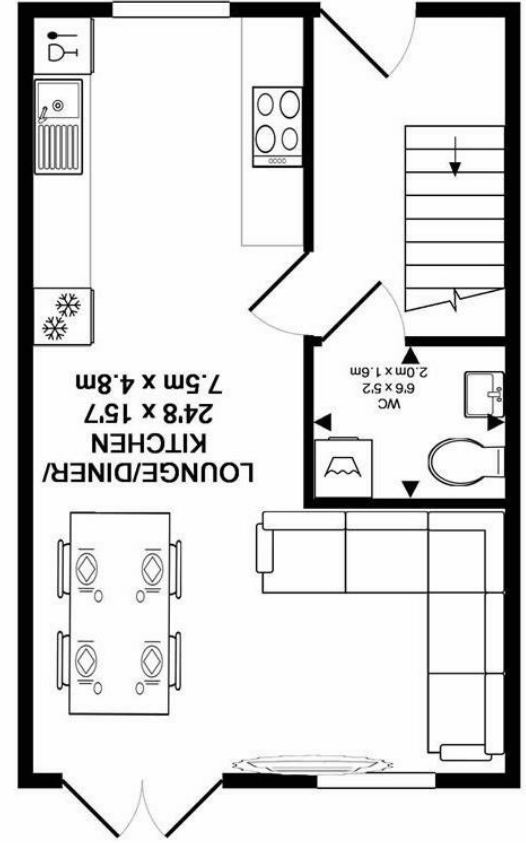
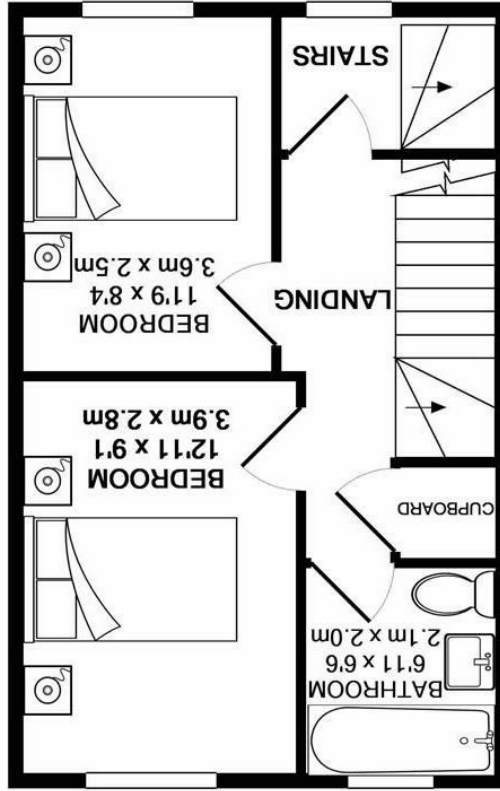
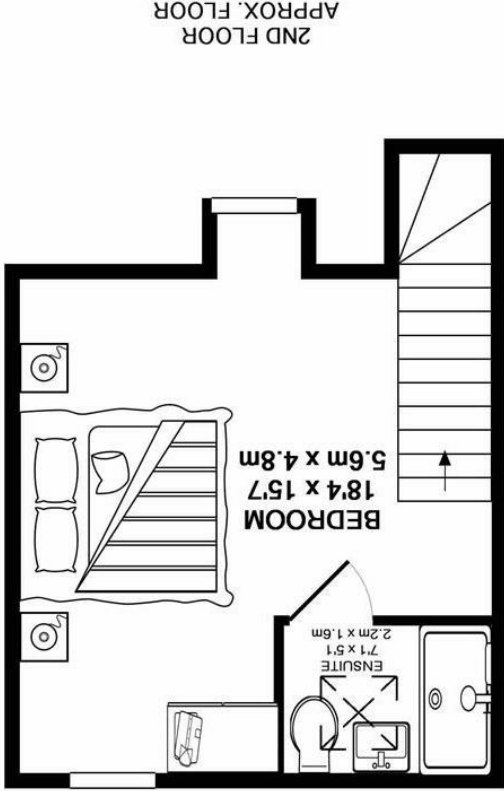


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR AREA 384 SQ.FT.  
(35.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA 384 SQ.FT.  
(35.7 SQ.M.)

2ND FLOOR  
APPROX. FLOOR AREA 274 SQ.FT.  
(25.5 SQ.M.)



**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





### 3 Upper Courtyard CARSHALTON, SM5 2PR

Price Guide £599,999

Style and Convenience! Upper Courtyard is a small, select, mews-style development of just six properties located at the end of a private driveway just off West Street - less than a five minute walk away from the Village centre, Grove Park, The Ponds and Carshalton BR station. Ideal for commuters or families, No 3 is a spacious and well equipped three bedroom, two bathroom town house, built only about 7 years ago, which affords well proportioned and stylish living accommodation spread over three floors. The ground floor offers a large cloakroom/utility room facility and a generous L-shaped living space which incorporates a fully integrated kitchen to the front with a spacious lounge/dining room to the rear, whilst upstairs there are two sizable double bedrooms and family bathroom on the first floor and a further substantial master bedroom with luxury en-suite shower on the top floor. The property is fully double glazed and centrally heated, whilst the kitchen equipment includes a washing machine, tumble drier, dish washer, fridge freezer and even a wine cooler! Externally, there is one private parking space, a small front garden and a pretty courtyard garden to the rear. The development is located in the heart of Carshalton Village - only yards from St Marys and St Philomena's Schools - and within 10 minutes walk of Carshalton Girls and several other excellent primary & secondary schools - whilst there are 5 Grammar Schools & some exceptional Independent schools within a 3 mile radius. Other local features include The Grove - one of the finest remaining Victorian urban parks in London - The Westcroft Leisure Centre and the Sutton Ecology Centre - all of which are on the doorstep. Viewing of this chic and stylish home is highly recommended - so call today to book your appointment.



- A modern three bedroom, two bathroom terraced townhouse located in a select private development less than five minutes walk from Carshalton BR station
- Available with vacant possession and no onward chain
- Accommodation comprises of a good size living area with a well equipped, integrated kitchen and a cloak/utility room on the ground floor with three double bedrooms & two bathrooms over the upper two floors
- Small formal front garden, enclosed courtyard garden to the rear, allocated parking space
- Fully double glazed & centrally heated
- EPC rating: B (85/94); Freehold; Council Tax: Band E
- Less than 5 minutes walk from Carshalton BR station - so only about 30 mins from London Victoria; less than 10 minutes walk to Carshalton Village centre, The Westcroft Leisure Centre and Grove Park
- Easy access to several excellent schools with St Philomena's & St Mary's located only yards away, whilst Carshalton Girls, Victor Seymour, the Harris Academy and All Saints are approx 10 minutes walk (0.5 miles) away
- Viewing is highly recommended - so call today to book your appointment.

