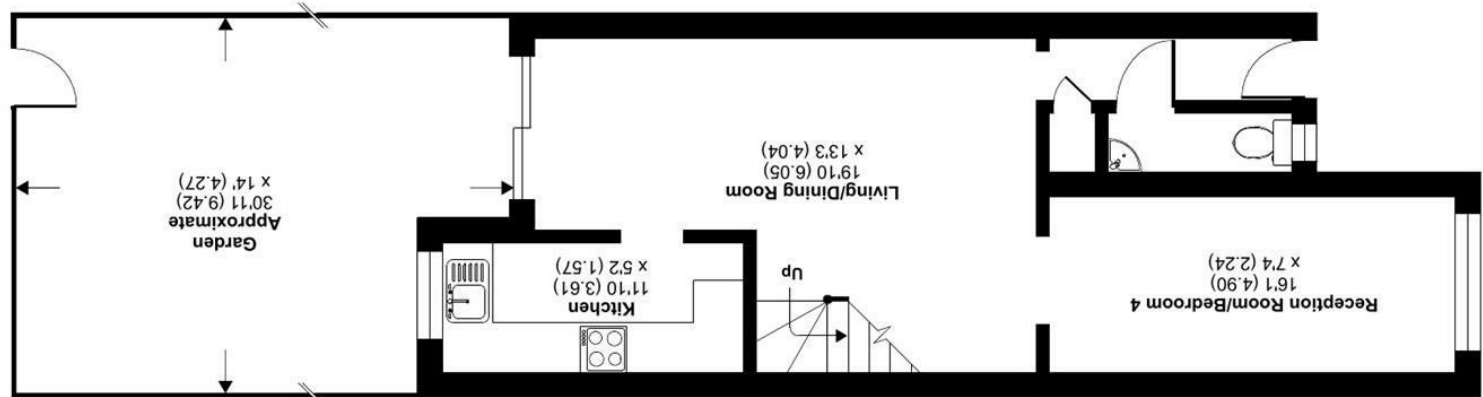
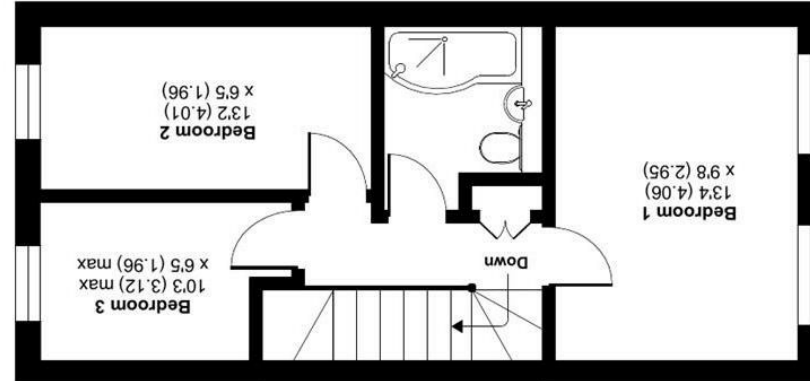

  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024.  
 Produced for Silverman Black Estate Agents. REF: 1073248

**GROUND FLOOR**



**FIRST FLOOR**



  
 Approximate Area = 868 sq ft / 80.6 sq m  
 For identification only - Not to scale

**Bucklers Way, Carshalton, SM5**

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





## 65 Bucklers Way

Carshalton, SM5 2DZ

£490,000

Silverman Black is delighted to offer this spacious, reconfigured 3/4 bedroom terraced house located in a quiet cul-de-sac close to the heart of Carshalton. Already affording a generously proportioned L-shaped Living/Dining Room on the ground floor, the current owners have skillfully converted the garage to create an additional multi-functional room which could easily be used as a playroom, home office, TV room or as a fourth bedroom. The ground floor accommodation incorporates a good size hallway with a downstairs WC, a spacious open plan living room with access to the rear garden, a good size, fitted kitchen and the additional reception room/bedroom - whilst upstairs there is one "master" bedroom, a smaller double bedroom and a genuinely useful single bedroom (measuring 10'3 x 6'5) together with the family bathroom. Externally, there is a large block-paved off street parking space to the front of the house, whilst the rear garden is private, enclosed and measures over 30 ft in length whilst affording a good size patio and an astro turf "lawn" - great for the kids or pets! In terms of facilities, there is a full parade of local shops at Wrythe Green including a post office and a Sainsbury's Local, whilst Carshalton BR station (offering fast access to London Victoria) is just over 10 minutes walk away (0.5 miles). Other facilities, including Carshalton Village centre, The Ponds, The Cryer Theatre and the Westcroft Leisure Centre are all within a one mile radius. The area is exceptionally well served with both primary and secondary schools which include Carshalton Girls, Carshalton Boys, Victor Seymour, The Harris Academy, St Marys and St Philomenas - all within a 20 minute walk (1 mile), whilst there are five Grammar Schools and some exceptional Independent within a 4 mile radius. So - if you're looking for a spacious, well equipped and convenient house which offers flexible accommodation - you really do need to call us to book your appointment!



- A generously sized 3/4 bedroom terraced house located in a quiet cul-de-sac, close to the heart of Carshalton
- Reconfigured recently by the current owners to incorporate a garage conversion - creating a multi-functional extra room - ideal for use as a playroom, home office or fourth bedroom
- Accommodation incorporates a large L-shaped living room, a well equipped kitchen, cloakroom and additional reception on the ground floor
- Three well-proportioned bedrooms on the upper floor - the smallest of which is 10'3 x 6'5 - plus a good size family bathroom
- Block-paved off street parking for one car, 30 ft private rear garden with a large patio and an astro turf "lawn"
- Freehold; Council Tax Band D; EPC rating "E"
- 200 yards to Wrythe Green shopping facilities, 0.5 miles (10 minutes walk) to Carshalton BR station with the shops, bars and restaurants of Carshalton Village only 0.25 miles further
- Several excellent local primary & secondary schools are located within 1 mile including Carshalton Boys & Girls, Victor Seymour, St Philomenas, St Marys and Carshalton College
- Viewing of this conveniently located, flexible and well presented home is highly recommended - so call today to book your appointment to visit

