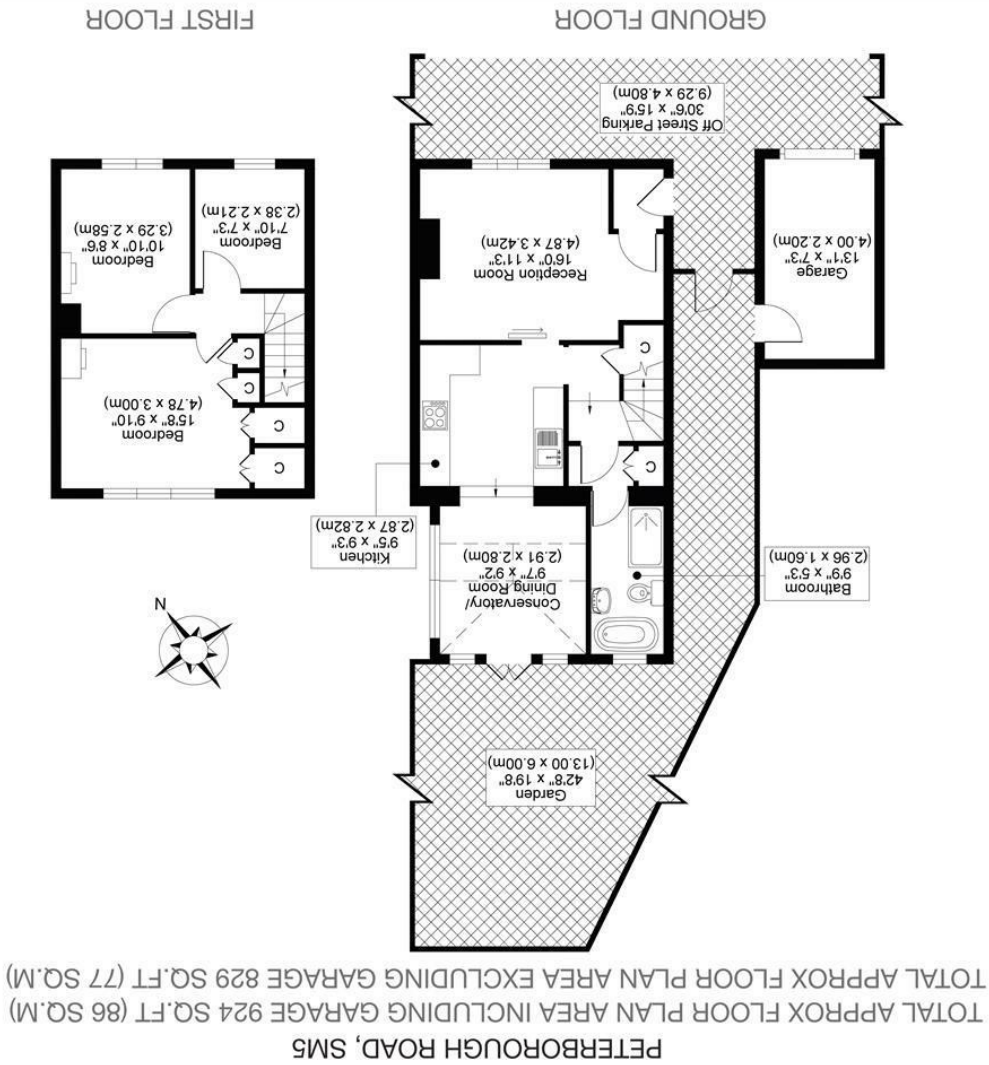


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



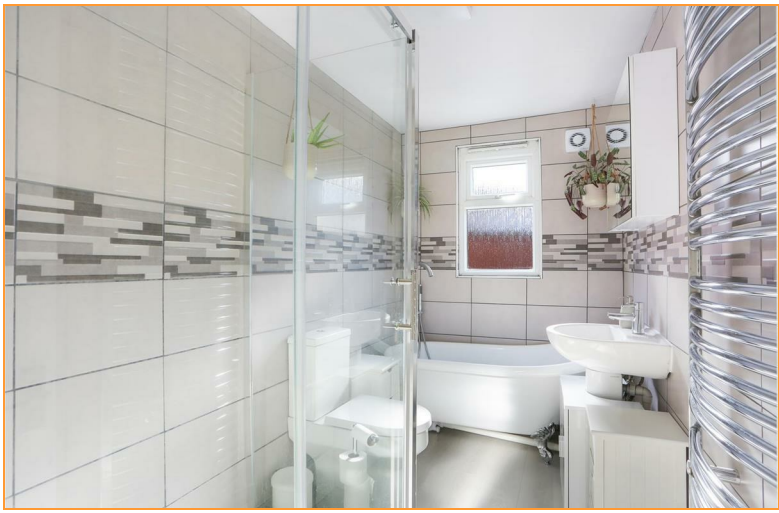


92 Peterborough Road

Carshalton, SM5 1EQ

£475,000

Silverman Black are delighted to present to market this modernised and refurbished three bedroom end of terrace family home, located on a sought after residential street close to the Mitcham/Carshalton borders. Benefitting from a full programme of modernisation throughout, the property is completely ready for the next owners to move in. Internally comprised of an entrance porch leading through to a good sized living room at the front of the house, while to the rear you find a large refitted bathroom with a four piece suite and a well equipped, modern fitted kitchen opening on to a large conservatory/dining room which also gives access to the rear garden. Upstairs there are three bedrooms - two doubles and a generous single - with the master bedroom benefitting from built in wardrobes. Furthermore there is a large, useable loft-room with pull down ladder access and two Velux windows and potential to convert this into a formal room (STPP). Additional benefits include: double glazing, an electrical rewire in 2024, gas central heating with new radiators, new carpets and re-decoration throughout. Externally, the property boasts three off street parking spaces (with EV charging) on new hardstand frontage and a useful garage/workshop with battery and inverters - ready for solar panel installation. The South-West facing rear garden extends approximately 45 foot and is ideal for children and pets. In terms of local amenities you have access to all of the Borough's exceptional educational facilities (including 5 Grammar Schools within a four mile radius) whilst you have Poulter Park and Revesby Woods right on your doorstep. Within a mile of the property (20 mins walk) you will find David Weir Leisure Centre, St Helier Hospital, Imperial Sports Ground and Mitcham Tram Station, whilst Mitcham Junction BR Station and Morden London Underground stations are accessible within 20 mins via public transport links. Viewing is highly recommended!



- Fully refurbished three bedroom, end terraced, freehold property in immaculate condition with potential to extend (STPP).
- Battery and inverter ready for solar panel installation, new electric board and wiring, new radiators.
- Three off street parking spaces, electric vehicle charging and a garage/workshop.
- South-West facing rear garden extending approximately 45 ft.
- Easy access to local parks, amenities, transport links and schools.
- Boarded and carpeted loft room with Velux windows - perfect for a play room or conversion to formal room (STPP).
- Council Tax Band "C".
- EPC Rating: Current 62 (D), Potential 76 (C).
- Call Silverman Black to book your appointment today!

