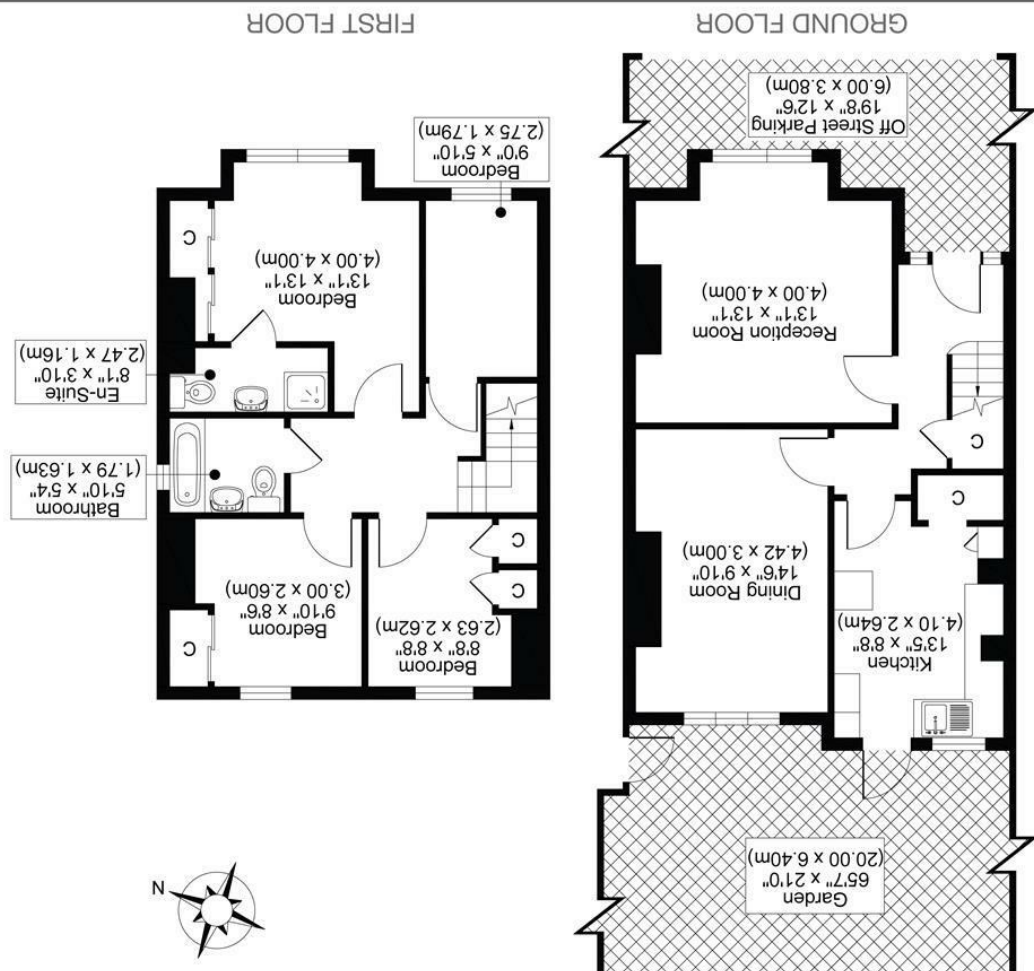




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



PARK LANE, SM5
TOTAL APPROX FLOOR PLAN AREA 981 SQ.FT (91 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS



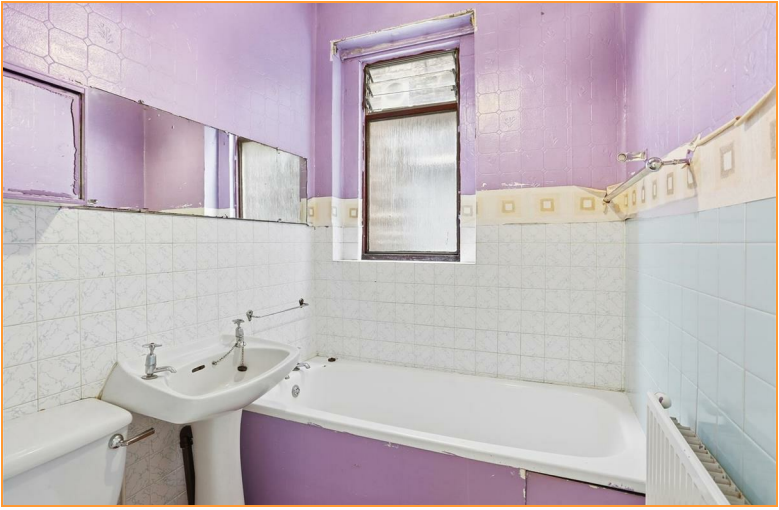


141 Park Lane

Carshalton, SM5 3DX

Offers Over £500,000

Silverman Black is delighted to offer this spacious four bedroom/two bathroom semi detached Edwardian house, located less than 100 yards from Carshalton Village centre. As the photographs plainly show, the house is in need of considerable updating and modernisation - but the "bones" of the house are sound, affording two large independent reception rooms, a generously proportioned kitchen on the ground floor and four spacious bedrooms with two bathrooms on the floor upstairs. The property is still in it's configuration - so would afford ample potential for extension either to the rear on the ground floor or into the voluminous loft space - with one of these projects likely to be able to be done under current permitted development regulations. Outside there is off street parking for at least one vehicle on a private hardstand at the front of the house, whilst the rear garden extends over 65 ft in length and enjoys a sunny westerly aspect - perfect for BBQs and family get-togethers in the Summer! In terms of facilities, the house is located at the heart of everything - with the shops and restaurants of the Village centre, The Westcroft Leisure centre, The Cryer Theatre and The Grove (reputed to be the finest remaining example of a Victorian urban park in London) all within 5 minutes walk/0.25 miles. Wallington BR station is marginally closer to the house (0.5 miles/10 minutes walk) than Carshalton Station (0.6 miles/14 minutes walk) - with both affording regular fast trains to London Bridge and London Victoria respectively! The London Borough of Sutton is exceptionally well served with educational facilities - and named this year by several websites as being the best borough in London for education! There are 5 Grammar Schools within 3 miles of Carshalton Village and some excellent State, Private and Independent secondary & primary schools within easy reach! Don't miss out on this opportunity to create a wonderful new home for yourselves! View today!



- A wonderful opportunity to put your own "stamp" on this large four bedroom semi detached Edwardian home
- In need of substantial updating & modernisation - but affording exceptional space and potential
- Accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Main bedroom with ensuite Shower, three further Bedrooms, Family Bathroom
- Off street parking on hardstanding to the front of the house, 65 ft westerly facing rear garden
- Ample potential for extension both the rear and into the large loft space
- Freehold; Council Tax Band "E"; EPC rating "D" (63/77)
- Less than 200 yards from Carshalton Village Centre, the Westcroft Leisure Centre, The Cryer Theatre and The Grove
- Ideally located for access to the Borough's exceptional educational facilities including 5 Grammar Schools
- 0.5 miles/10 minutes walk to Wallington BR station; 0.6 miles/14 minutes walk to Carshalton BR station
- Viewing is highly recommended - so call today to book your appointment!

