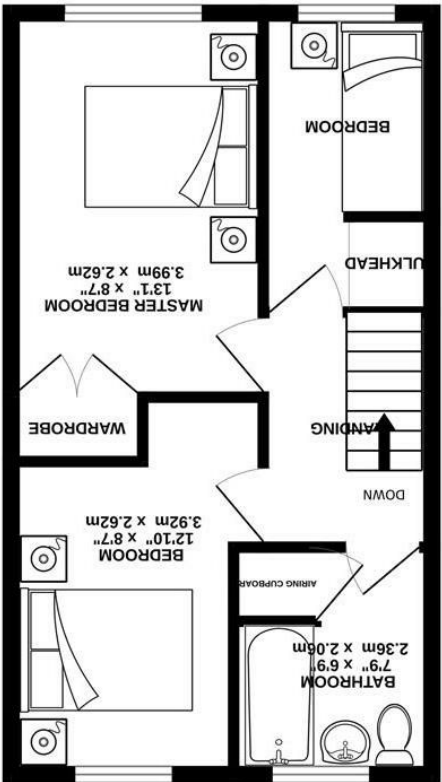
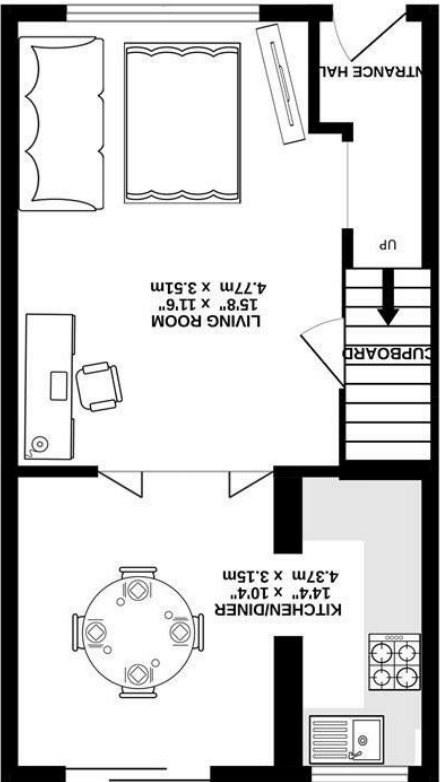


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metreplan 6.0206



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

SILVERMAN
BLACK
PROPERTY SPECIALISTS





81 Vellum Drive

Carshalton, SM5 2TT

£460,000

Silverman Black are delighted to present this well-proportioned three-bedroom mid-terraced home, ideally positioned within a cul-de-sac in the heart of Carshalton. Offered to the market with no onward chain, this property represents an excellent opportunity for both first-time buyers & investors alike. The ground floor accommodation comprises an entrance hall leading through to a spacious reception room, featuring double doors that open into a generously sized kitchen/diner at the rear, ideal for both everyday living & entertaining. To the first floor, the property offers two well-proportioned double bedrooms, including a master bedroom with built-in storage, & a third single bedroom currently arranged as a home office, & a family bathroom suite. Externally, the property benefits from a private rear garden over 300 square ft, complete with a storage shed & has two parking spaces in the on site car park opposite the front door. While the property would benefit from some internal modernisation & cosmetic updating, it is fitted with double glazing throughout & a modern Vaillant boiler supplying gas central heating, in addition to loft access for further storage. The location is particularly appealing, with a local parade of shops situated less than a minute's walk away, offering convenient day-to-day amenities. Recreational facilities such as Westcroft Leisure Centre & Grove Park are both within approximately a five-minute walk. Carshalton High Street, with its variety of shops, cafés, and restaurants, is located under half a mile away, along with Carshalton railway station, offering regular services into Central London in approximately 25 minutes, making the property ideal for commuters. The area is also well-served by a number of highly regarded local schools, including All Saints Primary, St Philomena's, Carshalton High School for Girls & Wallington County Grammar all within approximately one mile and easily accessible on foot. Early viewing is highly recommended.



- A three-bedroom mid-terraced home located in a quiet cul-de-sac in Carshalton, offered with no onward chain
- Spacious ground floor comprising entrance hall, large reception room, and kitchen/diner with garden access
- First floor includes two double bedrooms (one with built-in storage), one single bedroom/home office, and family bathroom
- Private rear patio garden of approximately 300 sq ft with storage shed and two allocated parking spaces
- Property offers scope for modernisation, with double glazing and a modern Vaillant boiler already in place
- Excellent local amenities, including shops within a minute's walk, plus nearby Westcroft Leisure Centre and Grove Park
- Convenient transport links via Carshalton railway station, providing access to Central London in approximately 25 minutes
- Close to well-regarded schools including All Saints Primary School, St Philomena's Catholic High School for Girls, Carshalton High School for Girls, and Wallington County Grammar School
- Viewing highly recommended!

