



TOTAL APPROX FLOOR PLAN AREA 1172 SQ.FT (109 SQ.M)

CAMDEN ROAD, SM5

SILVERMAN
BLACK
PROPERTY SPECIALISTS





2 Camden Road

CARSHALTON, SM5 2NS

Price Guide £550,000

Located right in the heart of Carshalton, less than 5 minutes walk from Carshalton BR station and several excellent schools, Silverman Black is delighted to offer this spacious and recently refurbished three bedroom end terrace Victorian house to the market. Stylishly presented but retaining masses of the charm and character of the original build, the property offers excellent family accommodation with three reception rooms on the ground floor and three generous bedrooms upstairs. The front door opens to a welcoming entrance hall, the spacious living room has a high ceiling, a sumptuous Victorian tiled fireplace, bespoke floating shelves & media units, full height plantation shutters and a deep bay to the front, while the dining room is bright and airy - with double French doors opening to the rear terrace. To the rear of the house there is a separate breakfast room and a refitted kitchen suite with ample storage, hardwood work surfaces and fitted appliances. Upstairs, the bedrooms are generously proportioned, and the bathroom is particularly stunning, measuring 14 ft in length and featuring both a full bath and a walk-in shower. Externally, the rear garden extends around 30 ft, enjoys a sunny southerly aspect and has been designed for ease of maintenance, with the majority being block paved - perfect for al-fresco entertaining and family BBQs (when appropriate!) or just a quiet glass of wine on a warm summer's evening. Carshalton Village centre, Grove Park, The Ponds and All Saints Church are all roughly 10 minutes' walk away (0.5 miles), while several excellent schools including Victor Seymour, St Philomena's, St Mary's, Camden (Harris Academy) and Carshalton Girls are all within a similar radius. The perfect family home! Viewing is highly recommended.



- A characterful, fully refurbished three bedroom Victorian end terrace house located in the heart of Carshalton
- Accommodation comprises an enclosed porch, welcoming entrance hall, a charming lounge, separate dining room, breakfast room and refitted kitchen, three generous bedrooms and a truly stunning bathroom!
- 30 ft easy maintenance rear garden enjoying a sunny southerly aspect - an ideal entertaining space!
- A stylishly presented fusion of modern functionality and charming period features
- EPC rating: E (43/79), survey conducted November 2013
- Carshalton BR station is less than 5 minutes walk away, Carshalton Village centre, Grove Park, The Ponds & All Saints Church are roughly 0.5 miles distant.
- Victor Seymour, St Philomenas, St Marys, Camden (Harris Academy), Carshalton Girls schools are all with around 0.5 miles - 10 minutes walk.
- Viewing is highly recommended - so book your appointment today

