



SILVERMAN
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24 Hackbridge Park Gardens

Carshalton, SM5 2HD

£525,000

Carshalton's best kept secret? Tucked away in a quiet cul-de-sac, positioned between Dale Park Recreation Ground and the River Wandle, Hackbridge Park Gardens is not well known to local home-seekers but should definitely not be missed! This characterful semi-detached house affords excellent accommodation in its current configuration, but also masses of potential for extension both into the loft and to the rear (STPP) with several neighbouring properties having already had similar projects completed. Currently, the house affords two generous reception rooms and a good size kitchen on the ground floor, with two double bedrooms, a single bedroom and a refitted bathroom on the first floor. Importantly though, the current owners have remodeled the original garage at a cost of £32,000 into a multi-functional space - fitting bi-fold doors to the entire wall facing the garden, a marbleized floor with underfloor heating and a WC/utility room (which could easily be converted into an ensuite shower room) - creating a hybrid room, which can still be used as a garage, if required, but would more likely be used as a large home office/gym/TV den or even an informal bedroom suite. Externally, there is ample on street parking - with several neighbours converting their front gardens into additional parking - at the front, whilst to the rear, the garden extends around 80 ft and comprises a sizable deck terrace with a mature lawn and several productive fruit trees. Being sold with no onwards chain, viewing is strongly recommended - so call today to book your appointment



- Hidden away in one of Carshalton's best kept secrets, Silverman Black is delighted to offer this fantastic 3/4 bedroom semi-detached family home
- Excellent accommodation comprising two reception rooms, kitchen, three sizable bedrooms and a refitted family bathroom
- A wealth of character features including some fantastic stained glass windows
- Extraordinary garage conversion with full width bi-fold doors & ensuite facility - suitable for use as a Home Office/Gym/TV den or informal fourth bedroom
- Further potential for extension both into the loft and to the rear of the house (STPP)
- 80 ft mature rear garden with a large sun terrace
- EPC rating: TBC
- Approx. 0.5 miles to Hackbridge BR station - a 10 minute walk!
- Viewing very highly recommended

