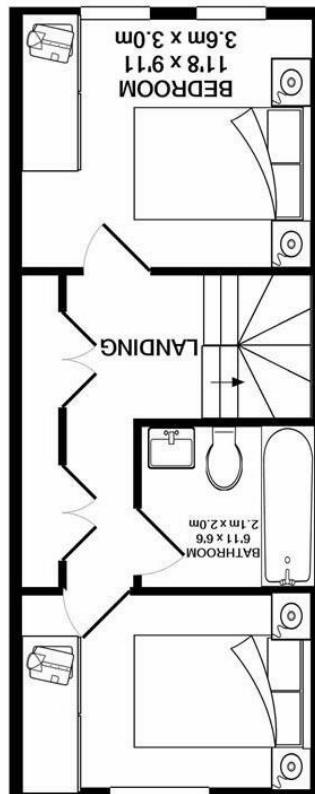
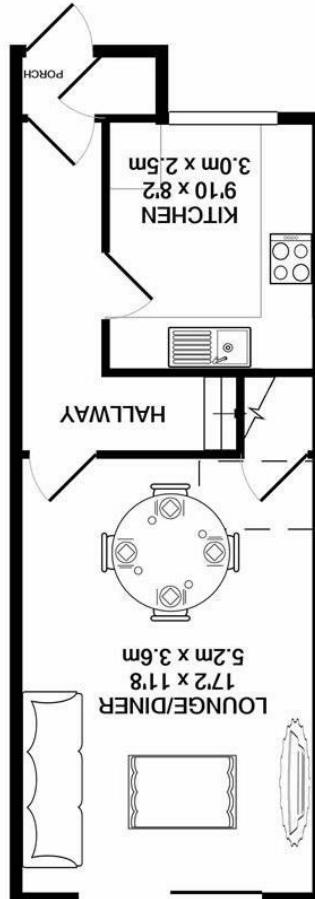


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prospective purchaser. The plan is for illustrative purposes only and should not be used as such by any  
omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any  
of doors, windows, rooms and other items are approximate and no responsibility is taken for any error,  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements  
are given in metres and square metres. The plan is for illustrative purposes only and should not be used as such by any  
TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)



## SILVERMAN **BLACK** PROPERTY SPECIALISTS





## 4 Cricketers Terrace

Carshalton, SM5 2RD

Price Guide £375,000

Silverman Black is delighted to offer this spacious and well presented two bedroom house, located in a convenient position less than 10 minutes walk from Carshalton BR station. Despite looking like a cottage, the interior of the property is surprisingly large and generously proportioned with the accommodation incorporating a 17 ft x 12 ft open plan living room, a well equipped kitchen/breakfast room, two genuine double bedrooms and a full family bathroom. In addition, because of the size of the rear garden, there is also the opportunity of extending the ground floor living space - with several neighboring properties having added conservatories or rear extensions - whilst still retaining a good size external space for BBQs or al-fresco dining! The property also benefits from underfloor heating on the ground floor, electric heating upstairs and full double glazing. Externally, the rear garden currently extends around 40 ft, enjoys a sunny easterly aspect and has gated access to private residents parking. In terms of local facilities, the property is positioned opposite the Wrythe Recreation Ground, whilst there is a substantial selection of local shops at Wrythe Green less than 5 minutes walk away. Carshalton Village centre is about 1 mile distant - whilst Carshalton BR station is approximately 0.5 miles (10 minutes walk) away. An early viewing of this spacious cottage is highly recommended - so call today to book your appointment!

- A surprise in store!! Although looking from the outside like a cottage, the proportions of the rooms and overall accommodation of these houses always surprises visitors!
- Accommodation incorporating a 17 ft x 12 ft living room, a well equipped kitchen/breakfast room, two genuine double bedrooms & a refitted family bathroom
- 40 ft east facing rear garden affording potential for extension - with several neighbors adding conservatories. Gated access to a private residents parking area
- Electric underfloor heating downstairs, electric heating on the first floor, full double glazing
- EPC rating: TBC
- Views over the Wrythe Recreation ground, 200 m to Wrythe Green shopping facilities
- Carshalton Village centre approx. 1 mile distant; Carshalton BR station approx 0.5 miles away - about a 10 minute walk
- Viewing highly recommended

