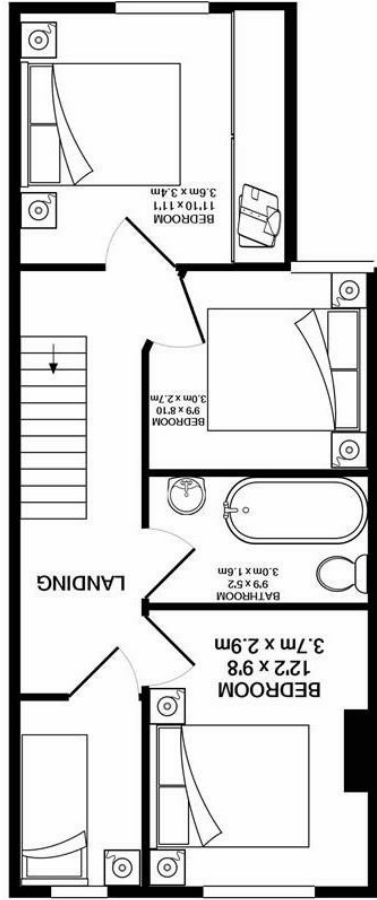


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.2 SQ.M.)
APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)
1ST FLOOR



GROUND FLOOR
APPROX. FLOOR AREA 575 SQ.FT. (53.4 SQ.M.)

SILVERMAN
BLACK
PROPERTY SPECIALISTS





33 Carshalton Park Road

Carshalton, SM5 3SS

£575,000

Silverman Black is delighted to offer this spacious and well presented four bedroom terraced house located less than 10 minutes walk from both Carshalton Village centre and BR station, whilst Carshalton Beeches BR is approximately 12 minutes away. Cleverly and skillfully modernized, the current owners have taken every care to retain the period charm and character features of the property whilst also incorporating the modern functionality expected by buyers today. The house offers the high ceilings typical of Edwardian architecture, two beautiful fireplaces in the main reception rooms, some exquisite original corning and corbels and exposed floor boards, whilst the kitchen has been replaced in a period style, with a butler's sink and marble work surfaces, and the bathroom has been similarly renovated with a "roll top" bath and period style tiling and suite. The accommodation comprises good size separate reception rooms, a large fully fitted kitchen, four well-proportioned bedrooms and a family bathroom. Outside, there is a private off street parking space situated beyond the neighbouring house, whilst to the rear, the garden extends around 45 ft and has been designed to need minimum maintenance. Overall, a fantastic "period gem" which we strongly recommend for viewing. To book an appointment, please call Silverman Black today on 020 8773 2929

- A true "period gem" located right in the heart of Carshalton - less than 10 minutes walk from the Village Centre and BR station, and approximately 12 minutes from Carshalton Beeches
- A fine blend of character features combined with modern functionality
- Accommodation comprises two generous reception rooms and a stylish integrated kitchen on the ground floor, with four good size bedrooms and a period style bathroom upstairs
- Private off street parking space, 45 ft "easy maintenance" garden
- Fantastic period features include high ceilings, two magnificent fireplaces, original corning and exposed floor boards
- EPC rating: D (63/88)
- Carshalton BR station 0.4 miles (8 minutes walk); Carshalton Beeches BR station 0.6 miles (12 minutes), St Philomena's school & St Mary Catholic Junior school 0.2 miles (5 minutes walk)
- Viewing very strongly recommended

