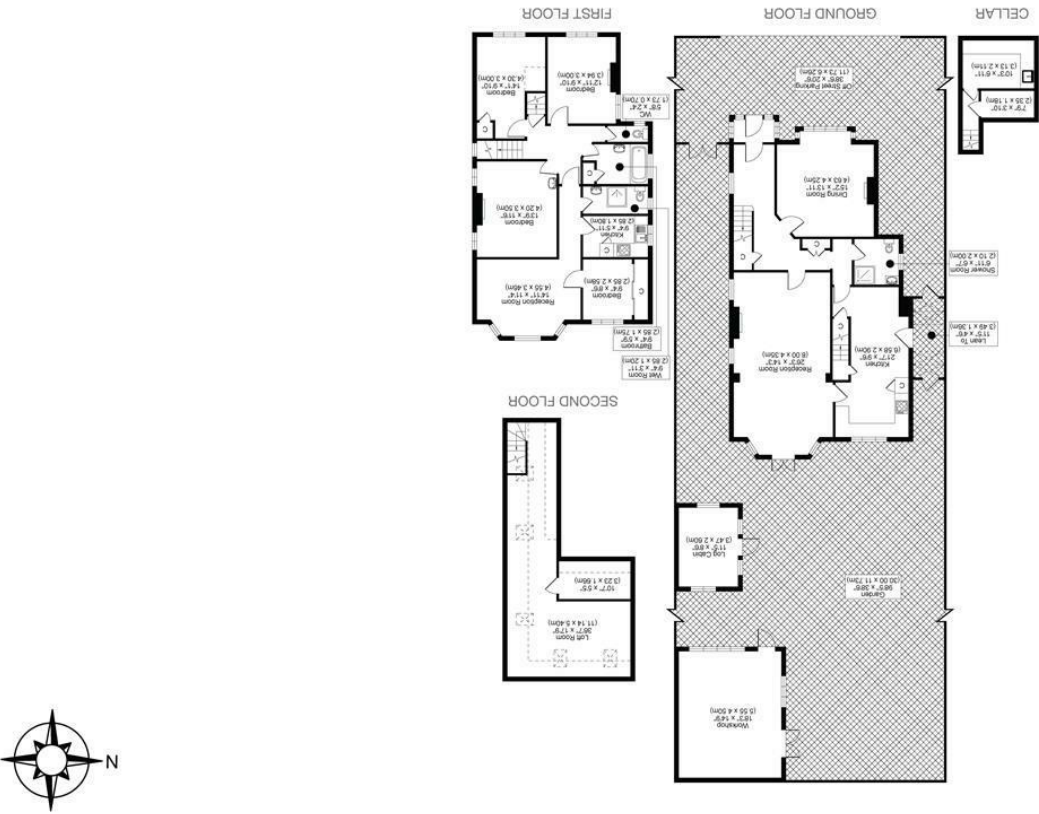


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CARSHALTON PARK ROAD, SM5  
TOTAL APPROX FLOORPLAN AREA INCLUDING RESTRICTED HEAD HEIGHT AND OUTBUILDINGS 2920 SQ.FT (271 SQ.M)  
TOTAL APPROX FLOORPLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND OUTBUILDINGS 2365 SQ.FT (220 SQ.M)







## 87 Carshalton Park Road

CARSHALTON, SM5 3SJ

Price Guide £900,000

Silverman Black is delighted to offer this charming & characterful five/six bedroom, three bathroom detached late Victorian house located on a popular & sought after residential street close to the heart of Carshalton Village. A bit of a "wolf in sheep's clothing", the already sizable footprint of the original house has been substantially enlarged with the addition of a two storey rear extension which not only enhances the ground floor accommodation, but which has also allowed for the creation of a self contained one bedroom annex on the first floor! Currently, the accommodation comprises a welcoming entrance hall, a well-proportioned dining room, a cloak/shower room, an extended, fitted kitchen (with access to a useful basement storage area) and a double sized living room on the ground floor, with three sizable bedrooms, a family bathroom and the self-contained annex (lounge, double bedroom, kitchen & a wet-room shower room) on the first floor with an impressive 35 ft x 17 ft (max) L-shaped loft room/home office above! Outside, the property affords a block-paved parking area for 4 - 5 vehicles with gated access to both sides of the house through to an east facing rear garden which extends to almost 100 ft in length which also incorporates a side lean-to and two large outbuildings/workshops - both of which have power and light run through. Although the new owners may wish to carry out certain upgrades & modernization, the property affords around 2,500 sq ft of accommodation, some lovely original period features including several fireplaces, masses of scope for someone to "re-imagine" the interior accommodation (or indeed keep the existing configuration) and a large child-friendly garden - all in one of Carshalton's premier roads! A visit to this impressive house is highly recommended to appreciate the size and the possibilities - so call us today to book a convenient time!



- A rare opportunity to acquire a huge five/six bed, three bathroom detached Edwardian house, incorporating a self-contained one bed annex, positioned on one of Carshalton's premier residential streets
- The already sizable original Edwardian footprint has been enhanced by a substantial two storey rear extension
- Accommodation: Entrance Hall, Cellar, Cloak/Shower Room, Dining Room, double size Lounge, enhanced Kitchen, Three good size Bedrooms, Family Bathroom, Self contained annex (Living Room, Kitchen, Bedroom & wet-room Shower, huge Loft Room/Home Office
- Parking for 3 - 5 vehicles to the front, gated access to rear c. 100 ft garden which incorporates two large outbuildings/workshops
- Potentially being sold as vacant with no onwads chain
- EPC rating: E (51/72)
- Carshalton Beeches BR station 7 minutes walk (0.3 miles); Carshalton Village - 8 minutes walk (0.4 miles); Carshalton BR station -11 minutes walk (0.6 miles). St Philomenas & St Mary's schools - 5 minutes walk, All Saints Primary 10 minutes walk
- Viewing highly recommended - book an appointment today to appreciate this charming family property

