



SILVERMAN
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 PROPERTY SPECIALISTS



17 Almond Avenue, Carshalton, SM5 2BP

Offers Over £565,000



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Silverman Black is delighted to offer this spacious and beautifully presented three bedroom end terrace house located in a popular and sought after residential location. Located on a wide plot and affording substantial potential for extension to the side and into the loft (STPP), the property has already been enlarged with a full width rear addition, which has been skillfully incorporated into the overall accommodation of the house. The accommodation on the ground floor has been sympathetically reconfigured to produce a large independent front living room and a huge (c 20 ft x 16 ft) open plan kitchen/dining room/family room facility to the rear with three sets of double doors opening up onto a picture-perfect decked area and garden - perfect for BBQs, family parties and al-fresco dining! The kitchen, in particular, is a real feature - an expansive, fully integrated "battleship grey" suite with masses of work top surfaces, and even a wine cooler! Upstairs, there are two generous double bedrooms (both with ample fitted wardrobes & storage), a single bedroom and a recently refitted shower room with a modern white suite. Externally, there are three parking spaces to the front of the house in front of a "faux" garage - which has been somewhat truncated to provide both storage and a separate useful "utility" area. The rear garden is enclosed and secure - perfect for pets and children - with a large deck (complete with a built in, covered Hot-Tub), an Astroturf lawn and well stocked flower borders surrounding. In terms of local facilities, there is a full parade of local shops at Wrythe Green (less than 10 mins walk away), whilst Carshalton BR station is roughly 0.75 miles distant (c 15 minutes walk) affording regular fast trains to Clapham Junction & London Victoria. Carshalton Boys & Carshalton High School for Girls are both about 10 minutes walk away with five Grammar Schools & myriad excellent other schools all within a 4 mile radius. Viewing is highly recommended.



- A beautifully presented, extended three bedroom end terrace house located in a popular residential street
- Wide plot affording possible potential for either a two storey side addition, and/or a loft extension (STPP)
- Reconfigured accommodation offers a large independent living room and a huge open plan kitchen/dining/family facility to the rear
- Beautiful, fully integrated kitchen suite in Battleship Grey with expansive work surfaces
- Three well-proportioned bedrooms, recently refitted shower room
- Parking for 3 cars, faux garage, large rear decked area with a covered "Hot Tub", well stocked flower borders
- EPC: Awaited; Freehold; Council Tax Band D
- Local shops 0.5 miles away (10 mins walk); Carshalton BR station c 15 minutes walk (0.75 miles), several excellent primary & secondary schools within 1 mile radius
- Viewing highly recommended - call today to book an appointment

