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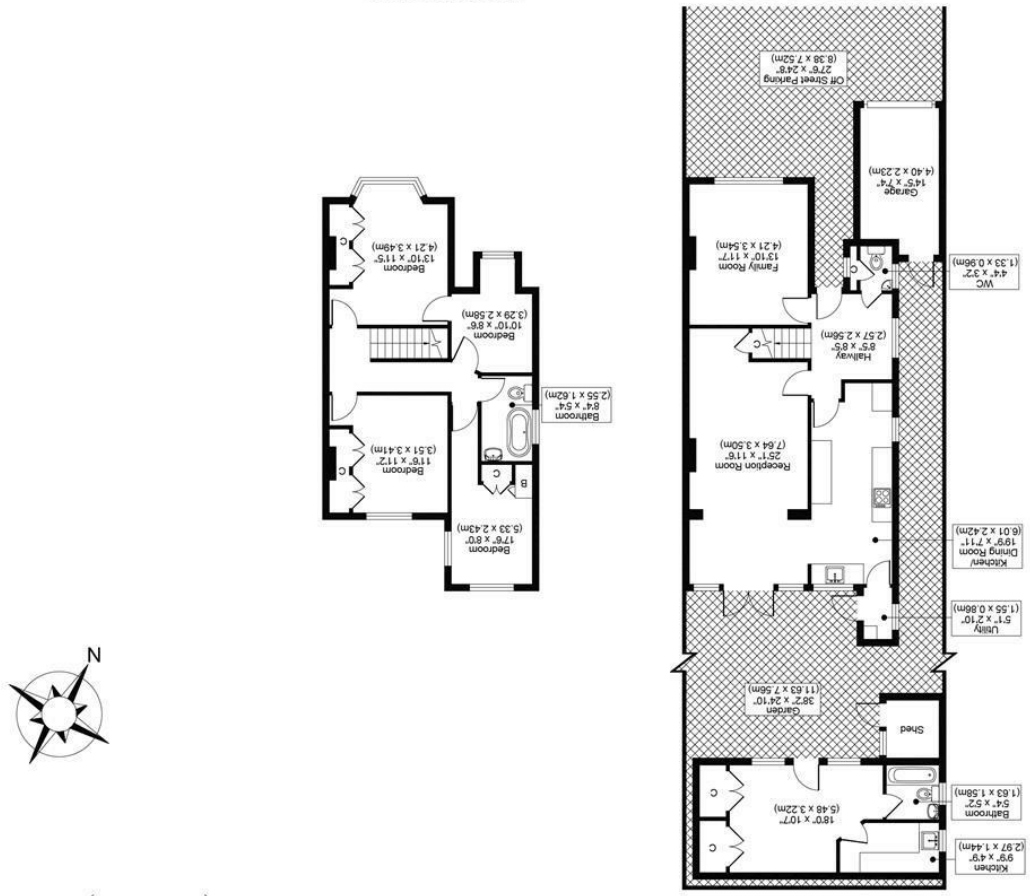
SILVERMAN BLACK
PROPERTY SPECIALISTS

RUSKIN ROAD, CARSHALTON SM5

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/SHED/OUTBUILDING 1712 SQ.FT (159 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/SHED/OUTBUILDING 1335 SQ.FT (124 SQ.M)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1109 SQ.FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 603 SQ.FT



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.

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PROPERTY SPECIALISTS



24 Ruskin Road, Carshalton, SM5 3DE **Price Guide £800,000**





24 Ruskin Road

Carshalton, SM5 3DE

Price Guide £800,000

- Vacant Possession with no onward chain
- A charming 4/5 bedroom 1920s built semi detached family home, backing onto Carshalton Park and affording a self contained studio/annex
- Ground floor comprises Entrance Hall, Cloakroom, Front Reception, extended rear Living/Dining Room, Kitchen/Breakfast Room and a Utility Lobby
- Four sizeable Bedrooms on the first floor with a family bathroom.
- Off Street parking for two vehicles, Garage, 50 ft south facing rear garden including annex comprised of a generous Studio Room, ample storage, Kitchen & Bathroom
- Freehold, Council Tax band "F"; EPC rating "E"
- Views to the rear overlooking Carshalton Park, which houses a number of community events each year
- 0.75 miles to Carshalton and Carshalton Beeches BR stations offering regular fast trains to Clapham Junction, East Croydon, London Victoria and London Bridge
- Access to all of the Borough's exceptional educational facilities including 5 Grammar Schools within 3 miles, and some outstanding local primary & secondary facilities
- Viewing highly recommended - book your appointment today!

Offered with Full Vacant Possession. Silverman Black is delighted to offer this charming & characterful extended four bedroom semi-detached home, backing onto Carshalton Park and also featuring a completely self-contained studio annex in the rear garden. The property, which is presented in excellent decorative condition, comprises a good size entrance hall with cloakroom, a generously proportioned independent front reception room, an extended living/dining room to the rear and an extended kitchen/breakfast room facility and a utility lobby. Upstairs, all four bedrooms are generously sized and the bathroom features a cast iron "ball & claw" freestanding bath and a Victoriana suite. In addition, the property affords a self-contained annex located at the rear of the garden - comprising a large studio room with great storage facilities, a separate kitchen facility and full bathroom. Externally, the house affords one off street parking space at the front and a ramped access to a garage facility providing a second parking space. The rear garden, which enjoys a sunny southerly aspect and backs directly onto Carshalton Park, extends to almost 50 ft (including the annex) and has been landscaped for relatively easy maintenance. Overall, a great combination of character, space, a central location and also potential for further extension into the loft, if required! Local facilities include Carshalton Park - 20 yards away - which hosts a number of community events throughout the year; the shops, bars and restaurants of Carshalton High Street are a 5 minute walk away (0.25 miles); The Cryer Theatre, The Westcroft Leisure Centre, The Ecology Centre and All Saints Church are all within 10 minutes walk (0.5 miles). Carshalton and Carshalton Beeches BR stations are both about 0.75 miles distant , whilst the whole Borough offers exceptional primary and secondary education including 5 Grammar Schools within 3 miles, with St Philomena's, All Saints and St Marys within walking distance.







