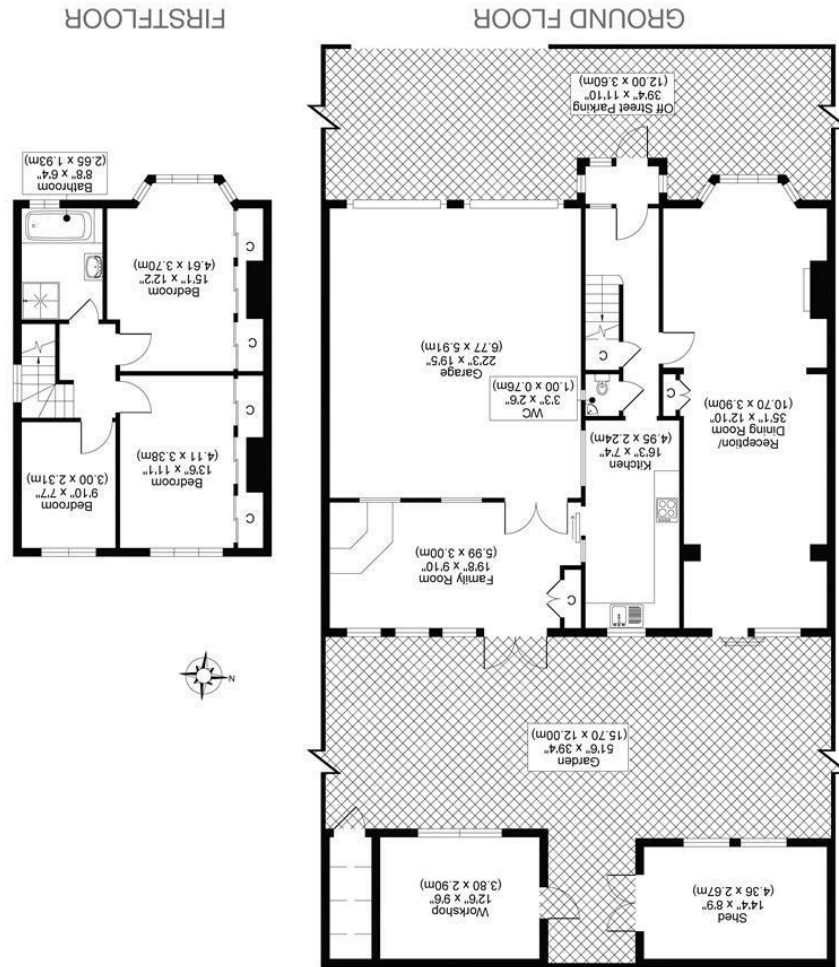




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING/SHED 2100 SQ.FT (195 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING/SHED 1360 SQ.FT (126 SQ.M)

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





15 Barrow Avenue CARSHALTON, SM5 4NY

Offers Over £700,000

Silverman Black is delighted to offer this substantially extended three bedroom semi detached house, located in a highly sought after residential cul-de-sac close to Oaks Park, Barrow Hedges School and Oaks Park High School. Originally built as a more standard three bedroom semi - but on a super-wide (40 ft) plot - the property has had additions made across the back of the double garage to provide a generous centrally heated family room - whilst another extension across the entire ground floor rear facade hugely enhances both the kitchen and the dining room facilities. Currently, including the attached double garage - which could be converted into living space (subject to planning consent) - the property stands at around 2000 sq ft of accommodation, with further potential on top of the garage (STPP), should this be required. In brief, the accommodation incorporates a 35 ft through living room, a cloakroom, a fully fitted kitchen, the family room and a 23 ft x 20 ft double garage/workshop on the ground floor - with three generously proportioned bedrooms and the family bathroom located upstairs. The rear garden is enclosed and private - enjoying a sunny easterly aspect and including two large storage rooms - one of which could easily be repurposed for use as home office - whilst there is ample space for at least three cars on the off street hardstand at the front of the house. The house will need a little cosmetic updating - but properties in this location are "few and far between" - so we strongly recommend visiting at your earliest convenience.

In terms of local amenities, the property is perfectly located for schools with Barrow Hedges, Oaks Park High School and Stanley Park Juniors all within a 10-15 minute walk - whilst the borough hosts 5 excellent grammar schools and a host of independent and private establishments. There is also the BR station at Carshalton Beeches and a full parade of local shops, bars and restaurants. Call today to book your viewing



- A substantially extended three bedroom, three reception room, semi detached house located in one of Carshalton's most sought after residential streets
- Around 2000 sq ft of accommodation incorporating a 35 ft through living room/dining room, a large family room, a huge 23 ft x 20 ft double garage/workshop, a cloakroom, fitted kitchen, three generous bedrooms
- Ample further potential to extend both into the loft space or on top of the attached double garage - subject to planning
- Three off street parking spaces, a 50 ft x 40 ft private rear garden which includes two large storage facilities, one of which could easily be repurposed into a home office
- Gas/radiator heating, fitted kitchen, some updating required, double glazing
- Freehold; Council Tax Band F (Sutton); EPC rating D (67/79)
- Barrow Hedges School, Oaks Park High School & Stanley Park Juniors school all within a 15 minute walk (0.75 miles).
- The open spaces of Oaks Park and Oaks Park Golf Club are both within 0.5 miles (10 minutes walk)
- Carshalton Beeches BR station and a full parade of local shops, bars and cafes are 0.5 miles away (10 minutes walk)
- Viewing of this exceptional home is very highly recommended - so call today to book your appointment to visit

