



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





4 Park Close

Carshalton, SM5 3EU

£775,000

Silverman Black is delighted to offer this exceptional, substantially extended, four bedroom/two bathroom chalet style house located in one of Carshalton's most sought after, but rarely available streets. Situated in a quiet cul-de-sac only two minutes walk from Carshalton Park and only about five minutes from Carshalton Beeches BR station, this lovingly remodeled home offers a wonderful blend of style and functionality - affording both generously proportioned accommodation and flexibility of use! The ground floor of this charming house incorporates a wide, welcoming entrance hall with a stunning refurbished "Herringbone" Parquet floor (which extends through most of the main reception areas), sizable separate reception rooms - the rear of which has been enlarged, an extended luxury kitchen/breakfast room, two good size bedrooms (ideal for home workers or those with extended family requirements) and a beautifully fitted family bathroom. Upstairs, the master bedroom enjoys the use of a private ensuite shower room, whilst there is a further generous double bedroom with ample storage facilities. Externally, there is plentiful off street parking for 2 - 3 vehicles, whilst the rear garden is a particular delight - a private, mature, well-stocked area - perfect for family parties, BBQs, al-fresco entertaining or just a quiet cup of coffee on a bright summer's morning! The whole property is presented in superb decorative condition - and needs to be seen to be fully appreciated! In terms of local facilities, gates into Carshalton Park are less than 200 yards away, whilst Carshalton Beeches BR station - affording access to East Croydon & London Bridge - is about 5 minutes walk away. Carshalton Village is a 10 minute stroll across the park, and there are myriad excellent schools close by, including five Grammar Schools located within 4 miles. Viewing of this beautiful home is highly recommended.

- A rare opportunity to acquire a beautifully presented & much extended four bedroom chalet style house in one of Carshalton's most sought after streets
- Carshalton Park 200 yards away, Carshalton Beeches BR station approx 5 minutes walk away; myriad excellent local schools within 0.5 miles
- Extensive and generously proportioned accommodation - affording stylish living and flexibility of use
- Ground floor accommodation incorporates two large, independent reception rooms, a wide welcoming hall, a luxuriously appointed kitchen/breakfast room, two bedrooms and a bathroom
- First floor comprises a large master bedroom with an ensuite shower room and a large second double room
- Beautiful, mature private gardens to the rear; off street parking for 3 vehicles at the front
- Freehold; EPC rating TBC; Council Tax Band E
- Viewing highly recommended

