SILVERMAN BLACK
PROPERTY SPECIALISTS

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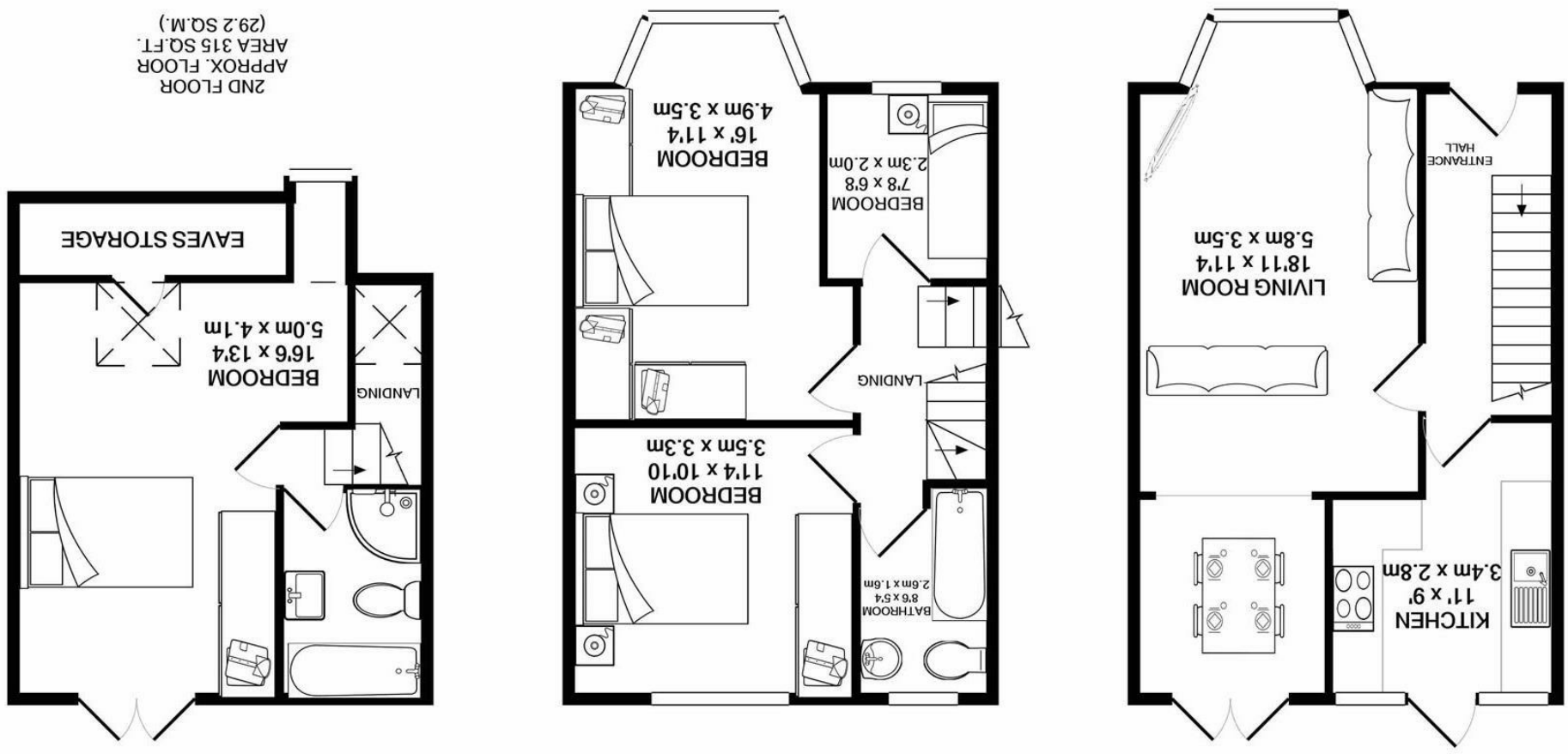

GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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12 The Causeway, Carshalton, Surrey, SM5 2NF **Offers Over £599,000**

12 The Causeway

Carshalton, SM5 2NF

Offers Over £599,000

Silverman Black is delighted to offer this spacious and much extended four bedroom/two bathroom terraced house located on the ever popular Causeway Estate in central Carshalton. A popular Wates design, the house features a generously proportioned living room with a lovely refurbished parquet floor and a smaller open plan dining area on the ground floor with a modern part-integrated kitchen facility, whilst upstairs there are two double bedrooms, a good size single and a bathroom on the first floor, with a full loft extension over providing a sizable master bedroom with a Juliet balcony and a second shower facility. Other benefits include gas fired central heating to radiators, double glazing, fitted wardrobe and bedroom furniture is most of the bedrooms, modern kitchen appliances and both current Electrical Safety and Gas Safety Certification. Externally, the front garden has been block paved and provides off street parking for two vehicles, whilst the property also benefits fron a garage facility at the back of the garden. The rear garden is about 60 ft long and features mature lawns with colourful flower beds and borders surrounding - perfect for kids, pets and outdoor entertaining. The property will be being sold vacant and with no onwards chain - so might suit someone looking to move fairly quickly. In terms of facilities, The Causeway affords realatievly easy access to both Carshalton station and Hackbridge station - both of which afford fast easy access to Central London & The City in around 30 minutes. Notably, Hackbridge station is Zone 4 for commuters - so travel from here is slightly cheaper and the station is a couple of minutes walk closer. The Borough is extremely well served with educational facilities with St Philomena's, St Marys, Carshalton College and All Saints within about half a mile - whilst there are 5 Grammar Schools within a three mile radius. The Grove, Sutton Ecology Centre and Carshalton Village are all close by - book your viewing today

- Silverman Black are delighted to offer to market this well located 4 bedroom terraced Wates built property
- A beautiful extended four bedroom property in a well positioned area close to all local schools
- Well presented ground floor comprising a large living room with a refurbished Parquet floor, dining area and a refitted modern kitchen
- Three double bedrooms, a single bedroom/home office and two independent bathrooms - including a large loft conversion
- Off street parking for two vehicles on a block paved hard-stand, detached garage at the rear of the garden
- 65 ft rear garden - perfect for kids, pets and outdoor entertaining
- Around 15 minutes walk to both Carshalton and Hackbridge BR stations - affording regular fast trains to London Victoria and The City
- Freehold, Council Tax Band "E"; EPC rating "E"
- Several excellent local schools with a half mile radius, 5 Grammar Schools within a 3 mile radius
- Viewing very highly recommended - book your viewing today!