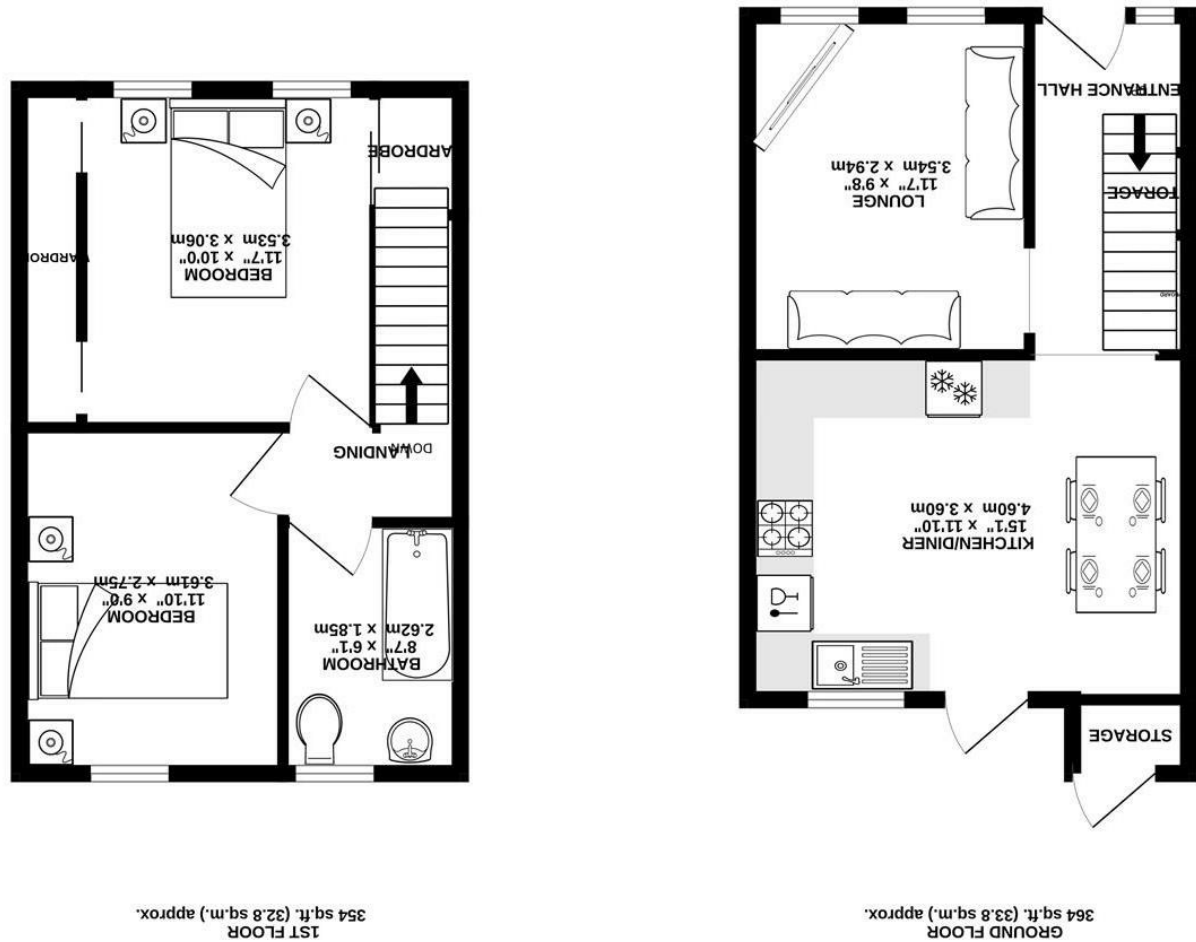


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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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SILVERMAN
BLACK
PROPERTY SPECIALISTS





14 Southdown Road

CARSHALTON, SM5 4LT

£415,000

Call today to book a viewing of this pretty Victorian cottage which is located in a quiet cul-de-sac right on the southern borders of Carshalton. Refurbished and reconfigured a few years ago, the property features a snug front reception room, whilst the ground floor accommodation has been "opened up" to create a large and well equipped kitchen/dining room where all fitted appliances will be remaining. Upstairs, both of the bedrooms are good size doubles, whilst the larger bedroom has been stylishly refitted by Sharps - so offers fantastic storage. The bathroom is also a surprisingly good size with a full white suite and heated towel rail. The entire property is centrally heated and double glazed, whilst the front windows on both floor are fitted with "plantation style" shutters. Externally, there is on-street parking at the front - but this rarely seems to be very busy - whilst to the rear there is a 30 ft, south facing rear garden which backs onto an area of undisturbed woodland. The garden is mainly laid to lawn, but there is a good size patio area, a both a brick built and a timber storage shed. The property is being sold with full vacant possession and is, in our opinion, a fantastic "starter home" for anyone looking for a characterful cottage. Positioned towards the southernmost boundary of Carshalton, there is open countryside only a couple of hundred yards away, a good parade of local shops on Stanley Park Road (0.4 miles) and BR train services at Carshalton Beeches which is 17 minutes walk away. Oaks Park High School is 200 yards away whilst Stanley Park Juniors & Bandon Hill (Woodfield) are located around 0.5 miles away - 10 minutes walk. Call today to book your appointment.



- A characterful two bedroom Victorian cottage located on the southern borders of Carshalton
- Refurbished and reconfigured a few years ago to embrace a modern life style - with a separate lounge and a large, fully integrated kitchen/dining room on the ground floor with two double bedrooms and a full bathroom upstairs
- Full central heating & double glazing, plantation shutters to the front of the house
- Well equipped kitchen with all fitted appliances remaining at the house, stylishly refitted main bedroom affording ample storage
- On street parking, 30 ft south facing rear garden with a sizable patio, mature lawn and two storage sheds
- 17 minutes walk to Carshalton Beeches BR station, 10 minutes walk to Stanley Park Juniors & Bandon Hill (Woodside) schools, only 200 yards to Oaks Park High School and the open Surrey countryside
- Full vacant possession; EPC rating "D" (63/90)
- Call today to book your viewing appointment

