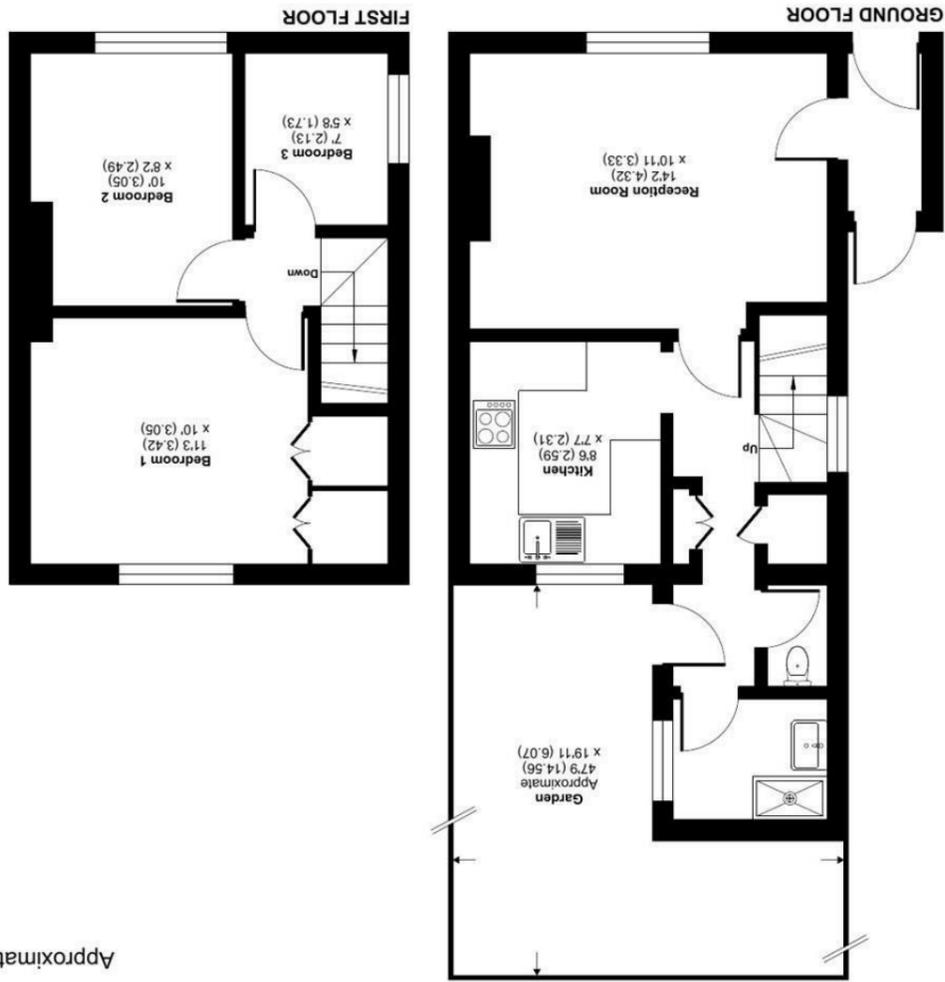


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Titchfield Road, Carshalton, SM5
 Approximate Area = 659 sq ft / 61.2 sq m
 For identification only - Not to scale





86 Titchfield Road

Carshalton, SM5 1PX

Price Guide £400,000

Silverman Black is delighted to offer this spacious and well maintained three bedroom end terrace house located in a prime residential street only 8 minutes walk (0.4 miles) from the St Helier Hospital. Benefitting from a small side extension - creating an enclosed porch - the accommodation comprises a large parlour lounge, a modern kitchen and shower/WC facilities on the ground floor, whilst upstairs there are two generous double bedrooms and a single bedroom (currently used as a home office). Externally, there is a block-paved off street parking facility for one vehicle at the front of the house, whilst to the rear the back garden extends almost 50 in length and enjoys a sunny south westerly aspect - perfect for BBQs & family parties in the warmer Summer months. In terms of interior condition, the kitchen is modern and functional with plenty of prep surfaces, the bathroom has been recently reconfigured to provide a walk-in shower facility and the windows and doors are generally double glazed - but the property does not benefit from central heating currently and we have sought to reflect this in the asking price. In terms of external facilities, The St Helier Hospital is less than 10 minutes walk away, whilst the shops and bus links of of Rose Hill are just half a mile (10 minutes walk) distant. St Helier BR Station is 1.3 miles away (25 minutes walk) whilst Morden Underground Station is roughly 2.5 miles away - about a 10 minute bus ride. The David Weir Leisure Centre and the St Helier Open Space are less than half a mile distant, whilst the excellent Greenshaw High School is less than a mile away. Being sold with full vacant possession and no onward chain, viewing of this exceptional starter home is very strongly advised - so call today to book your appointment to visit.



- Being sold with Vacant possession and no onwards chain
- A well maintained and presented three bedroom end terrace house located in a favoured residential street only 8 minutes walk (0.4 miles) from St Helier Hospital
- Extended enclosed side porchway, parlour style lounge, modern kitchen, shower room and WC on the ground floor
- Two generous double bedrooms and a single bedroom (currently used as an office) upstairs
- Off street private parking at the front, c 50 ft rear garden which enjoys a sunny south west facing aspect
- Other benefits include double glazing, a recently refitted shower room, ample storage, potential for extension (STPP)
- Please note that this property does not currently have central heating - but does have fitted gas & electric heaters to keep the property warm
- Freehold; EPC rating "F" (32/82); Council Tax Band "C"
- 0.4 miles to St Helier Hospital, 0.5 miles to the David Weir Leisure Centre, Rose Hill shops and the St Helier Open Space
- 1.3 miles to St Helier BR station & 2.5 miles to Morden Underground station

