

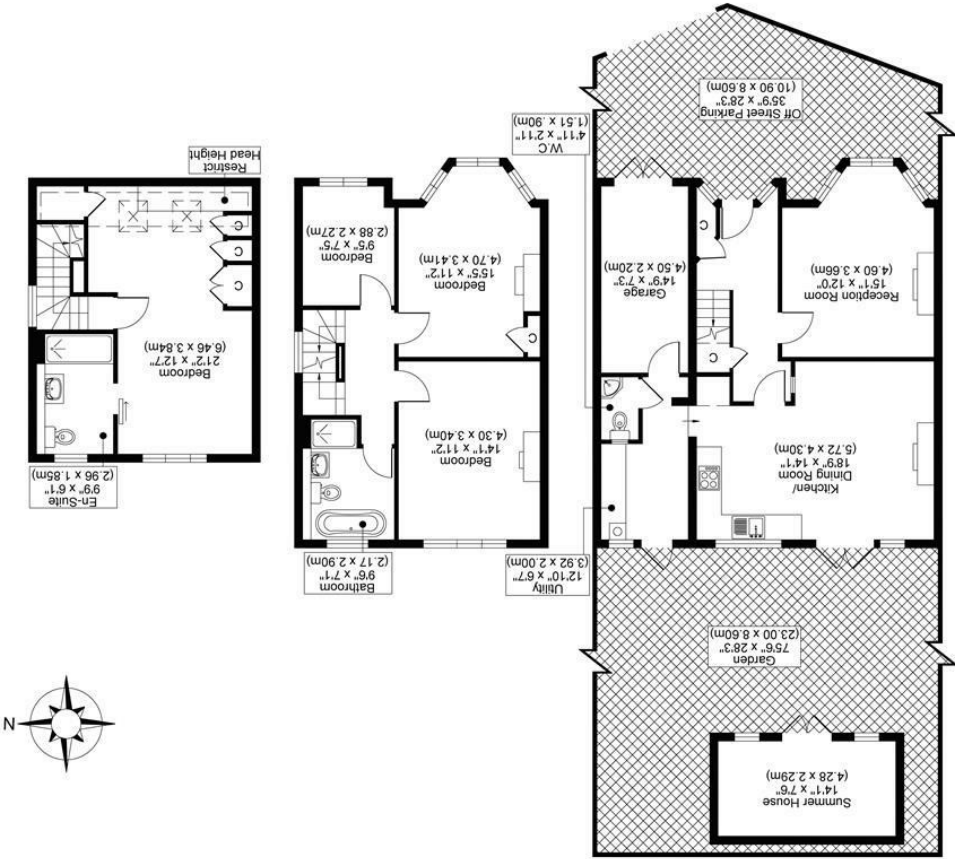


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

MAIN HOUSE/GARAGE
GROSS INTERNAL
FLOOR AREA 710 SQ.FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 527 SQ.FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 366 SQ.FT



ROSSDALE, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING 1722 SQ.FT (160 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT/OUTBUILDING 1561 SQ.FT (145 SQ.M)



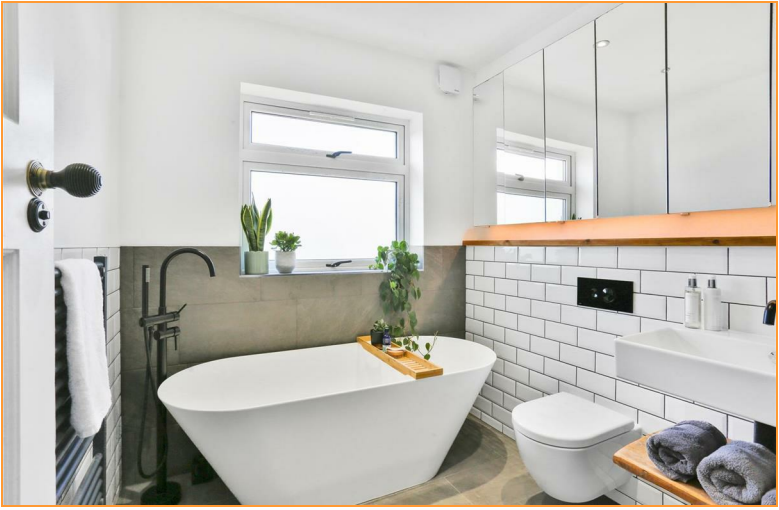


6 Rossdale

Sutton, SM1 4JU

Price Guide £795,000

Offered Chain Free! Silverman Black is delighted to offer this chic & stylishly presented four bedroom, extended family home, located in a quiet cul-de-sac within about five minutes walk of Carshalton BR station, St Philomena's & St Mary's schools. The property has been renovated & extended which has totally changed the aspect of the original house, retaining & refitting the front reception room, but combining the kitchen & dining room to create a fantastic open plan entertaining space - whilst also adding a "side return" extension which affords a utility room & an additional downstairs WC. The first floor has been refurbished - with two double bedrooms, a good sized fourth bedroom/home office whilst featuring a stunning family bathroom suite - complete with a freestanding bath & a separate walk in shower! The loft has also been professionally converted to offer a huge bedroom space at one end, luxurious dressing room at the other & a spacious ensuite shower room. Externally, there is off street parking for two vehicles at the front of the house, a single attached garage & a landscaped front garden - whilst to the rear there is a beautiful, fully stocked, mature 75 ft west facing rear garden which also incorporates a 14 ft x 7 ft office/summer house for anyone working from home! Amongst the other benefits of this attractive home are full double glazing, log burner, central heating, a new roof (when the loft was extended) & potential for further extensions if required, either to the rear, or by conducting a garage conversion project (STPP). As mentioned, the property is located close to the heart of Carshalton - near the station & only about 10 minutes walk (0.5 miles) from Carshalton Village High Street, The Ponds, The Grove (an exceptional Victorian urban park) and All Saints Church! One of the most delightful properties available this year, viewing is very highly recommended, so call today to book your appointment to visit, you won't be disappointed!



- A stylishly presented and much extended four bedroom/two bathroom family home located in a quiet cul-de-sac close to Carshalton BR station
- Ground floor accommodation comprises a spacious entrance hall, separate living room, open plan kitchen/dining room with refitted kitchen suite, "side return" extension with cloakroom & utility
- First floor incorporates two generous double bedrooms, good size fourth bedroom (currently configured as a second home office) and a refitted luxury bathroom featuring a freestanding bath
- Exceptional loft extension with a huge bedroom area at one end and a superb fitted dressing area at the other; beautifully fitted ensuite shower room
- Off street parking for two vehicles, garage, landscaped front garden, mature & well stocked 75ft west facing rear garden with additional home office
- Double glazing, central heating, superb fixtures and fittings, new boiler, log burner in the lounge and new roof when the loft was extended
- Vacant Possession with no onward chain; Freehold; EPC Rating "D" (66/78); Council Tax Band "E"
- Roughly 5 minutes walk (0.25 miles) to Carshalton BR station with trains into the city in under 30 mins, St Philomena's School & St Mary's RC School.
- 10 minutes walk to Carshalton Village High Street, The Grove, The Ponds, All Saints Church and the Ecology Centre
- Viewing very highly recommended - call today to book your appointment to visit!

