

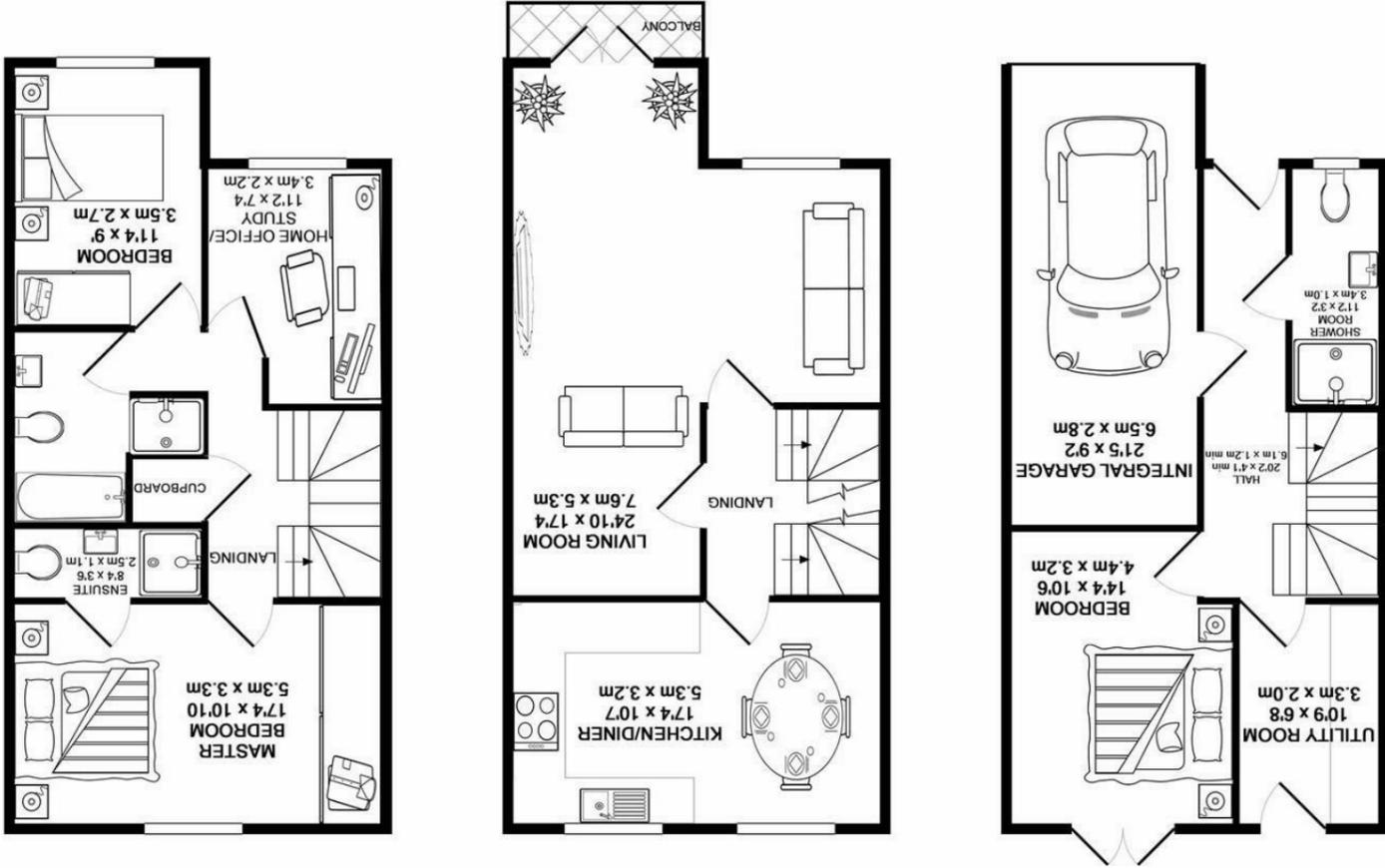
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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TOTAL APPROX. FLOOR AREA 1720 SQ.FT. (159.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





19 Burns Close

Carshalton, SM5 4PY

£1,900 PCM

Available around 7th October 2019 - FURNISHED. Silverman Black is delighted to offer this spacious and well-appointed 3 bedroom/3 bathroom terraced townhouse on the ever popular Sovereign Park Development on the southern borders of Carshalton, and only a stones throw away from the open Surrey countryside. Affording extensive but flexible accommodation spread over three floors, the house is presented in very good decorative condition, and comes fully equipped with all white goods, and the major living room and bedroom furniture. The ground floor comprises of a large double bedroom, equipped utility room, a luxury cloak/shower room and a large integral garage (which will offer shared storage facilities); the first floor houses a substantial T-shaped living/dining room and a generous kitchen/breakfast room, whilst on the top floor there is a master bedroom suite with private ensuite shower, one further double bedroom with use of the family bathroom and a fully furnished home office/study. Externally, there is off street parking for one vehicle to the front and a landscaped, tiered "easy maintenance" garden which extends around 30 ft. Viewing is highly recommended.



- Long term Let ting available from 7th October 2019 - FURNISHED
- A spacious and very well presented three double bedroom terraced town house on ever popular Sovereign Park development
- Fully equipped with all white goods and all of the major living room and bedroom furniture
- Substantial & flexible accommodation incorporating three double bedrooms, three bathrooms, a large open plan living room, fully equipped kitchen breakfast room and separate utility room and a study/home office
- Single off street parking space, large shared garage/storage facility, attractive landscaped easy maintenance rear garden
- EPC rating: C (71/82)
- Stanley Park School approximately 250 m; Carshalton Beeches BR station 1 mile distant; local shops and buses approximately 200 m away
- Viewing strongly recommended

