



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 11A Salisbury Road

Carshalton Beeches, SM5 3HA

£425,000

Silverman Black are delighted to offer this spacious and unique Victorian, ground floor maisonette to market. Internally the property is comprised of a spacious and bright living room with log burner, a large and modern open plan kitchen/dining room, two really good sized double bedrooms (one with ensuite W.C.) and a well presented family bathroom. In addition to this the property has a large entrance hall and plenty of storage cupboards while externally the property benefits from a private rear garden extending nearly 60ft at the back of the property while at the front there is off street parking for one or two cars. Other benefits include full double glazing, gas central heating and freehold of the property. The property is situated in one of the most sought after roads locally and is under a half a mile from Carshalton Village High Street and Carshalton Beeches BR Station (under 10 mins walking). The property is also within walking distance to several local Primary and Secondary Schools. Call today on 0208 773 2929 to book your appointment to visit this truly exceptional maisonette.



- Spacious and modern, Share of Freehold, ground floor Victorian maisonette for sale
- Large private rear garden (approx. 28 ft x 58 ft) and off street parking for one or two cars
- Two good sized double bedrooms (one with ensuite W.C.)
- Spacious Living room with a log burning stove and a well presented and modern kitchen/dining room leading to rear garden
- Easy access to Village centre, transport links and primary and secondary schools
- E.P.C.: D (66/77)
- Council Tax Band: C
- Viewing highly recommended

