



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





## 34A Woodstock Road

CARSHALTON, SM5 3DZ

**£2,250 Per Calendar Month**

Available Mid-March - Furnished. Silverman Black is delighted to offer this spacious, extended and recently refurbished three double bedroom semi detached family home, located only a couple of hundred yards from Carshalton Village centre, All Saints School and Carshalton Park. Purchased approximately three years ago, the current owners have completely refurbished the house to a high standard fitting a luxurious kitchen suite, a new bathroom which includes an independent walk-in shower, a new WC whilst also redecorating and recarpeting the entire property. The ground floor accommodation comprises an enclosed storm porch, a bright and spacious entrance hall with under stairs WC, a separate front reception room, an extended luxury kitchen and an enlarged open plan rear living room with access to the garden. Upstairs, there are three generous double bedrooms and a sizable family bathroom which includes both a walk-in shower and a "tub". Outside at the front, there is off street parking for 2-3 vehicles (please note the owners will be retaining the garage and the loft for storage), whilst to the rear there is a secure, South facing garden which extends around 60 - 70 ft - but if you need more space, the entrance to Carshalton Park is about 200 yds away! Other benefits include gas radiator/heating and full double glazing. Viewing is very strongly advised!

- A beautifully furnished three double bedroom semi detached house on a popular residential street only minutes from Carshalton Village, All Saints school and Carshalton Park
- Generous accommodation, which incorporates a large rear ground floor extension, includes large separate reception rooms, an extended luxury fitted kitchen, downstairs WC, three double bedrooms and a fantastic refitted bathroom with walk-in shower
- Private off street parking for 2-3 vehicles, 60 - 70 ft south facing rear garden
- Gas/Radiator central heating, full double glazing
- EPC rating: D (60/83)
- Wallington BR station 0.4 miles ; Carshalton Station 1 mile; All Saints School 0.3 miles; Carshalton Park 200 yds
- Viewing highly recommended
- Garage and loft will not be part of the tenancy

