

**Hackbridge Park Gardens, Carshalton, SM5**  
 Approximate Area = 1117 sq ft / 103.7 sq m  
 For identification only - Not to scale

**GROUND FLOOR**  
 Dining Room x 13'4 (3.56) max  
 Sitting Room x 12'9 (3.86)  
 Kitchen x 9'7 (2.93)  
 Breakfast Room x 13'4 (4.06) min  
 Garden Approximate x 9'2 (2.81) x 24'10 (7.56)

**FIRST FLOOR**  
 Bedroom 1 x 13'7 (4.14) into bay  
 Bedroom 2 x 12'10 (3.66)  
 Bedroom 3 x 7'6 (2.29)  
 x 7'1 (2.16)

Produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nldhcom 2023.  
 International Property Measurement Standards incorporating  
 Certified Property Measurement  
 RICS Measurer REF: 956157

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





## 18 Hackbridge Park Gardens

Carshalton, SM5 2HD

Price Guide £575,000

Open Day - Saturday 1st April - call today to book your appointment. Carshalton's best kept secret? Tucked away in a quiet cul-de-sac, positioned between Dale Park Recreation Ground and the River Wandle, Hackbridge Park Gardens is not well known to local home-seekers but should definitely not be missed! Silverman Black is delighted to offer this substantial three bedroom semi-detached family home which has been enhanced with the sizable ground floor rear extension, but which still boasts one of the largest gardens on this select development. The accommodation comprises an enclosed storm porch and a good size entrance hall, a separate front reception room with a feature fireplace, a galley style kitchen and an L-shaped "wrap around" double reception with patio doors leading out to the rear terrace. Upstairs, there are two generous double bedrooms, a single bedroom (currently being used as an office) and a family bathroom. In truth, the property does need some updating and modernisation, but offers huge potential for further extension both to the rear and into the loft (STPP). Externally, there is off street parking for 2 vehicles to the front and a shared side driveway to a single "hardstand" area to the rear. The rear garden extends to just over 90 ft x 25 ft, enjoys a sunny easterly aspect, is relatively private and comprises of a large patio and a large mature lawn. Carshalton and Hackbridge BR stations are both 0.8 miles away - so 12 - 15 minutes walk - offering fast access to Clapham Junction and London Victoria; there are good local parades of shops at Wrythe Green and Hackbridge, whilst a variety of exceptional schools including Hackbridge First, Carshalton College and Wallington County Boys Grammar are all within one mile. Viewing of this sizable family home is highly recommended - so call today to book your appointment to view on Saturday 1st April.



- A delightful, extended three bedroom semi detached house located in a small, select development
- Requiring some modernisation & updating, the property affords spacious & flexible living accommodation, with ample potential for further improvement (STPP)
- Accommodation comprises enclosed porch, entrance hall, separate front reception, L-shaped extended double reception & galley kitchen on the ground floor
- Two double bedrooms, one single bedroom & family bathroom on the first floor, large insulated loft
- Double glazing & central heating with a recently fitted boiler
- Off street parking for 2 cars, additional hardstand for garage, 90 ft east facing rear garden
- Hackbridge & Carshalton BR stations both roughly 0.8 miles distant, good local shopping facilities at Wrythe Green and Hackbridge, several excellent local schools within one mile
- EPC rating: D (61/77); Freehold; Council Tax Band E
- Viewing of this characterful home is highly recommended - call today to book your appointment

