SILVERMAN
BLACK
PROPERTY SPECIALISTS

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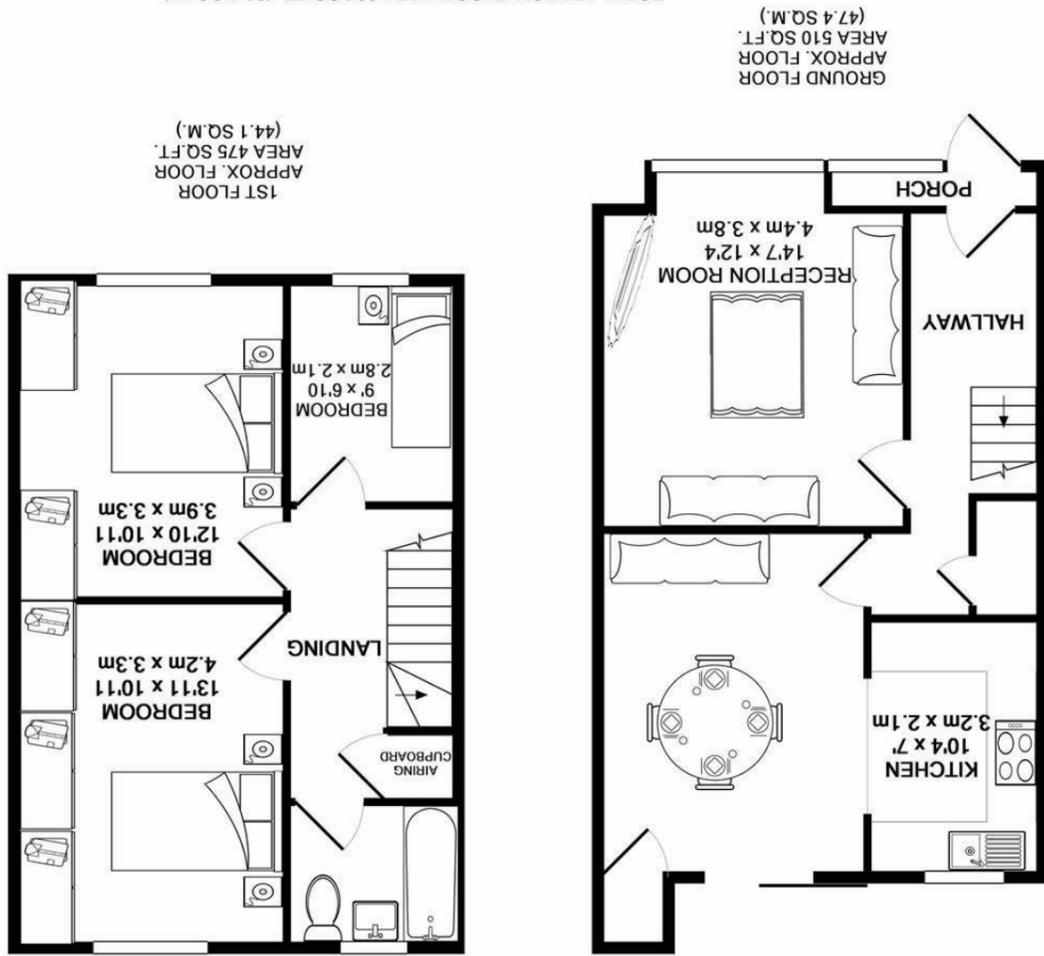W www.silvermanblack.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

PORCH

HALLWAY

RECEPTION ROOM
14'7 x 12'4
4.4m x 3.8m

KITCHEN
10'4 x 7'
3.2m x 2.1m

BEDROOM
9'6 x 7'
2.8m x 2.1m

BEDROOM
12'10 x 10'11
3.9m x 3.3m

BEDROOM
13'11 x 10'11
4.2m x 3.3m

LANDING

AIRING
CUPBOARD

SILVERMAN
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36 Stanley Road, CARSHALTON, Surrey, SM5 4LF

£1,450 Per Calendar Month

36 Stanley Road

CARSHALTON, SM5 4LF

£1,450 Per Calendar Month

Available Immediately - Unfurnished. A deceptively spacious three bedroom mid-terrace house located in a sought after residential street and affording great access to local schools - Bandon Hill (WoodField), Stanley Park Juniors and Stanley Park Seniors are all within a few hundred meters whilst Barrow Hedges is about a mile away. Other local amenities and transport links include Carshalton Beeches BR Station (0.6 miles - c.12 minutes walk). The property itself is presented in good decorative condition throughout - the ground floor accommodation comprising of good sized separate Lounge and Dining Rooms and a well equipped Kitchen with dishwasher, oven, hob and cooker hood with freestanding fridge freezer. Upstairs there are two generous double bedrooms with built in storage, a larger than average single bedroom and family bathroom with vanity sink. Externally, the house has off street parking to the front and a mature 90 ft rear garden incorporating a decked area covered by a lean to and a good size lawn and a single garage (rear access) as well as additional storage. No Pets Allowed

- Available Immediately
- A spacious three bedroom mid-terrace house
- Great access to local schools
- Carshalton Beeches BR Station (0.6 miles - c.12 minutes walk).
- 90 ft rear garden incorporating a decked area covered by a lean to
- Off street Parking
- Large open plan kitchen/diner
- No pets
- Viewing Highly Recommended