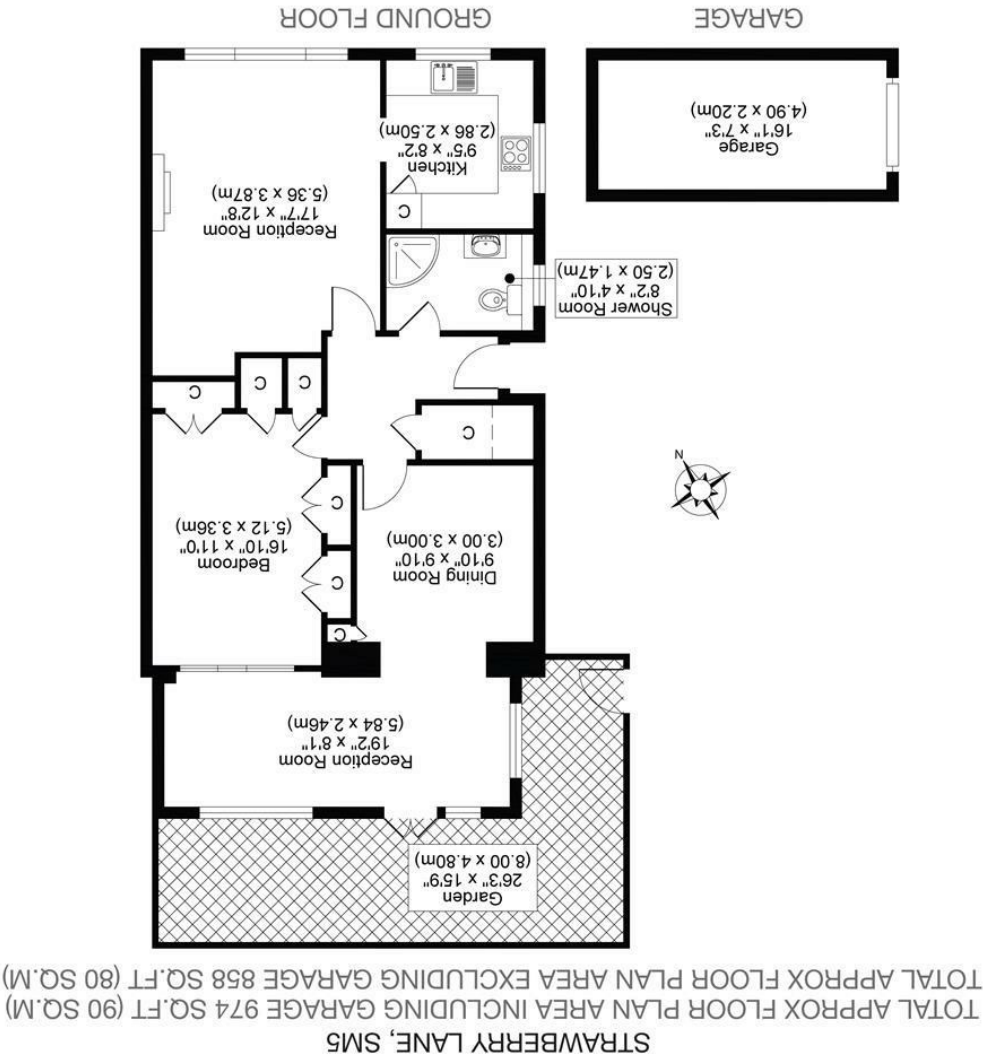


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



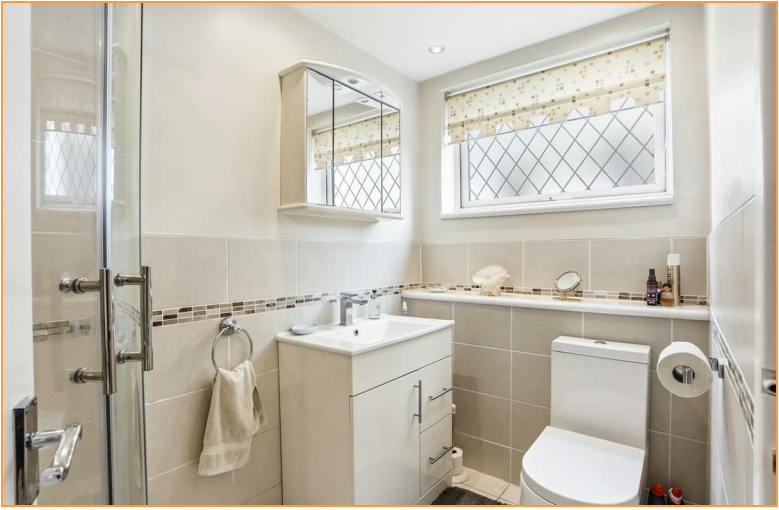


42 Strawberry Lane

Carshalton, SM5 2NQ

Price Guide £385,000

Silverman Black is delighted to offer this spacious and versatile apartment located in a prime residential street in the heart of Carshalton. Originally boasting two good size bedrooms, the property has been extended substantially to the rear and reconfigured, significantly enhancing the internal footprint, providing a versatile and spacious area perfect for modern living, dining, and entertaining. Presently, the current owner has the apartment configured to provide two large reception room/dining rooms with one bedroom - but this could be redesigned in a number of different ways to the requirements of the new owners. The home is presented in excellent condition, allowing new owners to move in with ease and enjoy the benefits of a well-maintained space, with modern double-glazing and efficient electric heating ensuring a warm and comfortable environment year-round. As a real bonus for a maisonette, the property also boasts its own private garden, providing a peaceful outdoor sanctuary for relaxation and includes a useful private garage offering secure off-street parking or additional storage - a highly sought-after amenity in the area. The apartment is located within easy reach of both Carshalton and Hackbridge stations (both roughly 15 minutes walk away) which afford numerous fast trains into Central London every hour. In addition the property is also close to many local amenities (The Westcroft Leisure Centre, The Grove, Carshalton High Street and The River Wandle are all within half a mile/10 minutes walk), and beautiful green spaces like Wilderness Island nature reserve. Additionally there are a number of excellent primary, secondary and Grammar schools close by. Offered with a new lease, this delightful maisonette presents a superb opportunity to acquire a spacious and well-connected home with easily maintained outdoor space and a garage in a peaceful part of Carshalton. Call today to book your appointment to visit you won't be disappointed!



- A spacious and substantially extended ground floor maisonette with a private garden and garage located in the heart of Carshalton
- Reconfigured but flexible accomodation currently set up to provide one large bedroom and three entertaining spaces
- Private front and rear gardens, single garage located to the rear of the property
- Double glazing, electric heating, refitted shower room, ample storage
- The property is being sold with vacant possession and with the benefit of a brand new lease
- Leasehold (125 years remaining on the term); Council Tax Band "C"; EPC rating "E"
- Roughly equidistant from both Carshalton and Hackbridge BR stations (15 minutes walk/0.6 miles) affording easy access to Central London
- Many amenities available with a 10 minute walk/0.5 miles including Wilderness Island, The Westcroft Leisure Centre, Carshalton Village centre and The Grove
- Viewing highly recommended - so book your appointment to visit today.

