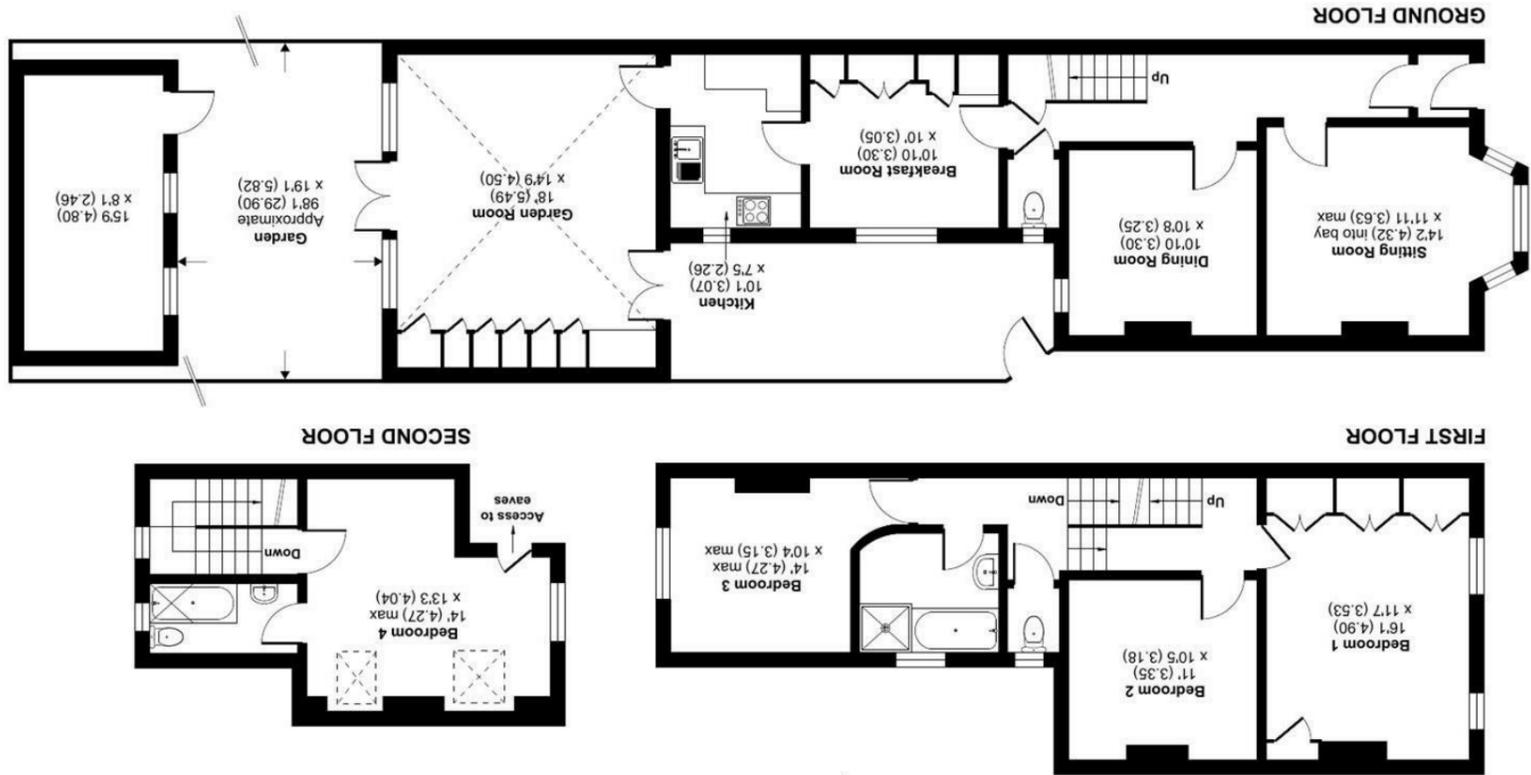


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldrecom 2024.
 Produced for Silverman Black Estate Agents. REF: 1133361
 Certified Property Measurer RICS



Approximate Area = 1743 sq ft / 161.9 sq m
 Outbuilding = 127 sq ft / 11.7 sq m
 Total = 1870 sq ft / 173.6 sq m
 For identification only - Not to scale

Westcroft Road, Carshalton, SM5





29 Westcroft Road

Carshalton, SM5 2TG

Price Guide £735,000

Silverman Black is delighted to offer this spacious and substantially extended four bedroom/two bathroom Victorian semi-detached house located right in the heart of Carshalton - only about 100 yards from the Village centre, The Grove and the Westcroft Leisure Centre. A characterful period-piece, the property affords excellent family accommodation comprising two large independent reception rooms, a spacious breakfast room and a separate kitchen on the ground floor, with three bedrooms and the family bathroom on the first floor/mezzanine and a loft extension affording further bedroom with an en-suite bathroom on the top floor. Externally, there is off street parking for one or two vehicles at the front of the property, whilst to the rear of the house there is an approximately 100 ft rear garden and a large attached workshop/storage facility, which illustrates the potential gains that would be garnered by adding a full width extension to the back of the building. The property does require some general updating and modernisation but is being sold with full vacant possession and no onwards chain - hopefully minimising any delays! In terms of facilities, Carshalton Village centre, the Westcroft Leisure Centre and The Grove (reputed to be the finest remaining example of a Victorian urban park in London) are all right on your doorstep. Wallington BR station is just 0.6 miles distant (12 minutes walk) and gives access to East Croydon and London Bridge, whilst Carshalton and Hackbridge BR stations are about 1 mile distant, serving Clapham Junction & London Victoria. The entire Borough is extremely well regarded in terms of educational facilities with several excellent Junior & Infants schools within a mile, and five Grammar Schools within a 3 mile radius. Extensive shopping and recreational facilities are available at Sutton and Croydon, both within 3 miles. Call us today to book an appointment to view this delightful "period gem" - you won't be disappointed!

- A charming and characterful four bedroom/three reception Edwardian semi detached house located right in the heart of Carshalton Village
- Spacious and well proportioned accommodation comprising separate reception rooms, a breakfast room and a separate kitchen on the ground floor
- Four genuine double bedrooms with two bathrooms (one en-suite) are spread over the upper levels of this substantial house
- Off street parking bay at the front of the property, 80 ft mature garden incorporating a large timber shed and a full width workshop/utility room
- Ample potential for extension to the rear for a "side return" extension or something considerably more ambitious (STPP)
- Full vacant possession with no onward chain, some general updating & modernisation required
- Freehold; Council Tax Band "E"; EPC rating TBC.
- Located a stones throw from the centre of Carshalton Village, The Grove and the Westcroft Leisure Centre. 12 minutes walk (0.6) miles to Wallington BR station, 18 minutes walk to Hackbridge & Carshalton stations
- Plentiful selection of quality infant, junior and secondary schools within 1 mile radius, with five Grammar Schools within a 3 mile radius
- Viewing highly recommended - so call today to book your appointment

