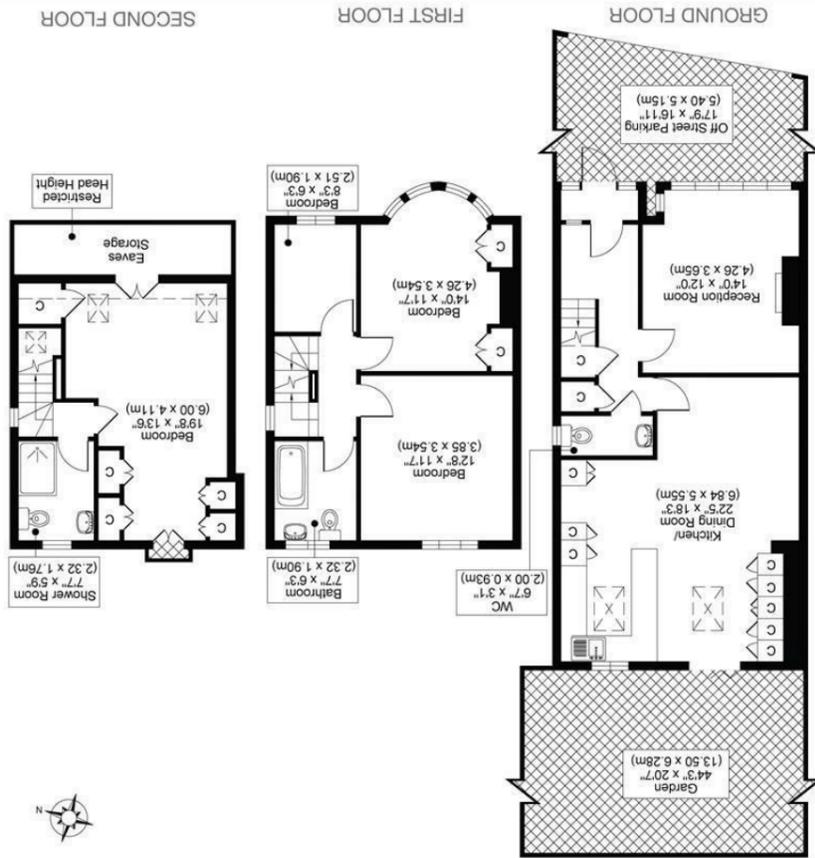




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CARSHALTON PLACE, SMS
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1422 SQ.FT (132 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1404 SQ.FT (130 SQ.M)

SILVERMAN
BLACK
 PROPERTY SPECIALISTS



10 Carshalton Place, Carshalton, Surrey, SM5 3BH

Offers Over £700,000



10 Carshalton Place

Carshalton, SM5 3BH

Offers Over £700,000

Open Weekend - Saturday 22nd & Sunday 23rd January. Silverman Black is delighted to offer this spacious and much extended four bedroom, two bathroom semi-detached house, located right in the heart of Carshalton Village - only yards from the High Street and All Saints Junior & Primary School. The current owners have skillfully enhanced and reconfigured the house with sizable additions on the ground floor and into the loft - creating a substantial open plan kitchen/dining/family room downstairs which complements the separate front reception room, and a master bedroom with a further luxury shower room on the top floor. The accommodation now comprises an enclosed storm porch, a spacious hallway with WC, a large independent lounge and a huge west-facing luxury kitchen/dining/TV room with double glazed oak bi-fold doors to the rear terrace on the ground floor; two large double bedrooms, a generous single and a family bathroom on the mid level with a wonderful master bedroom on the top floor with a Juliet balcony, a dressing area with several fitted wardrobes and a luxury shower room with two person shower enclosure and underfloor heating. Other notable features include a luxuriously appointed kitchen with granite work surfaces and central island, integrated Bosch washer/dryer & dishwasher, a wine fridge, Neff cooking appliances, ample storage and remote controlled Velux windows, engineered wood flooring on the ground floor, several replacement double glazed casement windows, an easy maintenance 45 ft west facing garden, a retractable electric sun awning, off street parking and even a new roof in recent years! Overall a comfortable, spacious and well appointed family home, close to shops, schools and transport - which we strongly recommend viewing - so call today to book an appointment!



- Open Weekend - Saturday 22nd & Sunday 23rd January - call today to book your appointment
- A spacious, luxuriously appointed four bedroom, two bathroom family home only yards from Carshalton High Street and All Saints Junior & Primary School
- Excellent original accommodation complemented by both a large ground floor kitchen/living room extension and a loft conversion providing a master bedroom and further luxury shower room
- Accommodation incorporates a large separate lounge, a ground floor cloakroom, a "fully loaded" kitchen with granite work surfaces, remote control Velux skylights and oak bi-fold doors
- Two double bedrooms, a generous single and family bathroom on the middle floor with a large master bedroom over, with Juliet balcony, ample wardrobe space & luxury shower room
- 45 ft west-facing rear garden - a real sun-trap - perfect for BBQs & al-fresco dining, off street parking to the front
- EPC rating: TBC
- Come and visit this spacious, comfortable & conveniently located family home! Book your appointment today!

