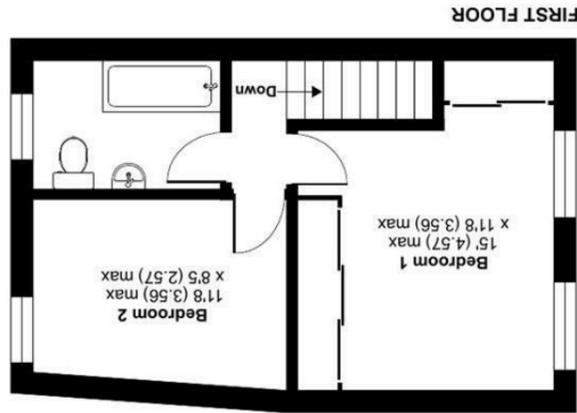
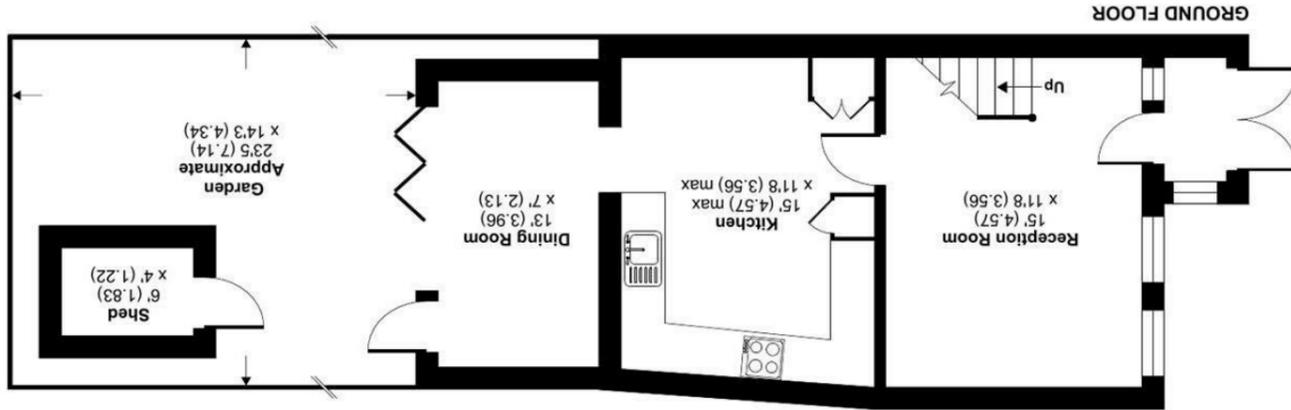


Produced for Silverman Black Estate Agents. REF: 955466
International Property Measurement Standards (IPMS2 Residential). © nhd.com 2023.
RICS Certified Property Measurer



Approximate Area = 830 sq ft / 77.1 sq m
Shed = 24 sq ft / 2.2 sq m
Total = 854 sq ft / 79.3 sq m
For identification only - Not to scale

Southdown Road, Carshalton, SM5





20 Southdown Road

Carshalton, SM5 4LT

Offers Over £450,000

Silverman Black is delighted to offer this much extended and reconfigured two bedroom end terrace Victorian cottage, located in a quiet cul-de-sac less than five minutes walk from the open Surrey countryside. The current owners have carried out extensive improvements to the ground floor of the house - adding an enclosed porch and opening up the living room to incorporate the original hallway - making the lounge area much more user-friendly. In addition, they have added a near full-width extension to the original kitchen - roughly doubling the size of the facility - creating a large, open plan, eat-in kitchen/dining room with bi-fold doors opening to a pleasant south-facing garden. Upstairs, there are two generously proportioned double bedrooms and a nicely refitted bathroom - whilst outside, the property affords a private off street parking space at the front (which is very rare with these cottages) and a 25 ft south facing rear garden, which backs onto a pretty woodland area - ideal for BBQs or a family get-together! Located right on the southernmost borders of Carshalton, Oaks Park Hill School is about a five minute walk away, whilst Stanley Park Juniors, Bandon Hill Woodfield and a useful parade of local shops are located at the end of Stanley Road - about 10 minutes walk away. Carshalton Beeches would be your nearest BR station - giving access to East Croydon, Clapham Junction & London Bridge - a 17 minute walk/0.9 miles - whilst Oaks Park, open countryside and The Oaks Golf Club are within half a mile. Viewing of this outstanding property is highly recommended - so please call today to arrange an appointment to visit.

- A delightful, extended and reconfigured Victorian cottage located in a quiet cul-de-sac close to open countryside
- The owners have opened up the living area to incorporate the original hall - making the living room much more user-friendly - and extended the kitchen substantially to provide a large-eat-in facility
- Two generous double bedrooms and a refitted bathroom upstairs
- Bi-fold doors from the kitchen to a private south facing garden, which backs onto a woodland area
- Private off street parking at the front of the house
- EPC rating: "D" (64/88); Freehold; Council Tax Band C
- 5 minutes walk to Oaks Park High school, roughly 10 minutes walk to Stanley Park Juniors & Bandon Hill Woodfield schools; Carshalton Beeches BR station 0.9 miles (17 minutes walk) whilst Oaks Park & The Oaks Golf Club are within 0.5 miles.
- Viewing of this delightful cottage is strongly advised

