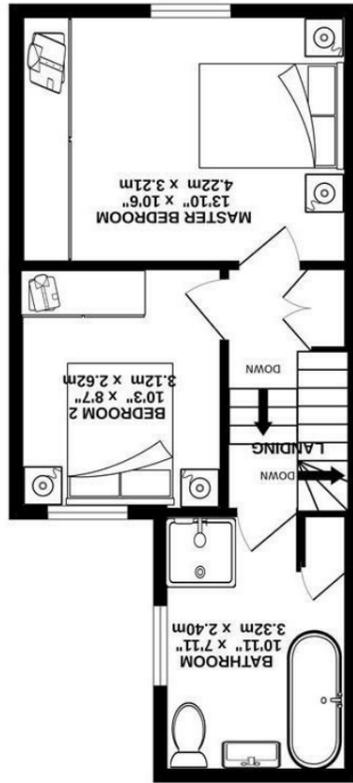
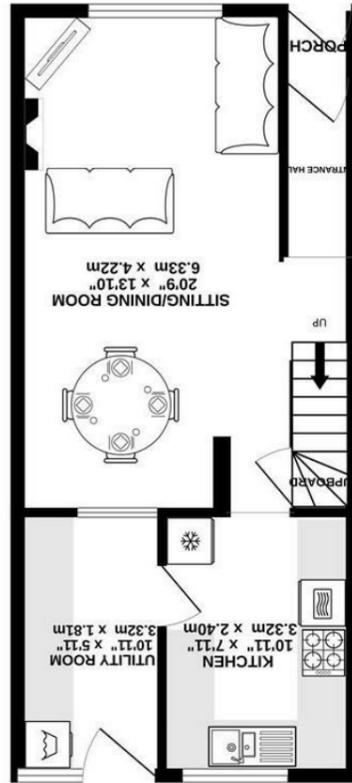


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for errors. Prospective purchasers, The services, systems and appliances shown here are not guaranteed as to their operation or efficiency can be given. Made with Metreplan 2023



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

SILVERMAN
BLACK
PROPERTY SPECIALISTS





3 Park Terrace St Johns Road Carshalton, SM5 2EA

£450,000

Silverman Black is delighted to offer this spacious, extended and beautifully presented Victorian cottage, located in a highly sought after residential street about 10 minutes walk from Carshalton BR station. The property has been substantially reconfigured and improved internally to create a wonderful open plan living area with a feature fireplace and really high ceilings, the kitchen has been totally refitted with real wood cupboards and quality appliances and a "side return" extension/utility room has been added affording substantially more food "prep" areas & storage. Upstairs, the original third bedroom has been re-purposed to provide a very generous bathroom complete with both a bath tub and a separate thermostatic shower, the master bedroom features full width fitted wardrobes whilst the smaller room can still house a double bed. Other benefits include full double glazing, gas/radiator central heating (with a recently replaced Worcester Bosch boiler), quality floor coverings, recently replaced wiring and almost entirely new internal plaster work! Externally, there is a small ornamental front garden, whilst to the rear, the back garden extends around 40 ft in length and is largely paved with mature surrounding flower beds & borders. A sunny, secure, easy maintenance area, the rear garden is ideal for outside entertaining & al-fresco dining. A full parade of local shops is located at Wrythe Green - only a 3 minute walk away - with several excellent primary & secondary schools also located within a half mile radius. Carshalton BR station, offering fast trains to Clapham and London Victoria, is half a mile distant, whilst bus services run from the end of the street to Morden Underground station (3.5 miles distant). A "picture perfect" cottage - viewing of this fantastic home is highly recommended.



- A beautifully presented two bedroom Victorian cottage located in a sought after residential street only half a mile from Carshalton BR station
- Reconfigured ground floor accommodation creating a sizable open plan living area, a refitted quality kitchen and a "side return" extension/utility room on the ground floor
- Two generously proportioned bedrooms, large reconfigured bathroom with separate bath and thermostatic shower
- Double glazing, central heating with a relatively new Worcester Bosch boiler, recently rewired, substantially re-plastered internally, quality integrated kitchen appliances
- Secure & sunny rear garden - easy maintenance patios with surrounding flower borders
- EPC rating: D (66/85)
- Carshalton BR station 0.5 miles (10 minutes walk), excellent local parade of shops only 3 minutes walk away, bus services to Morden from the end of the street, several excellent primary & secondary schools within a half mile radius
- Viewing of this characterful, refurbished cottage is very strongly recommended.

