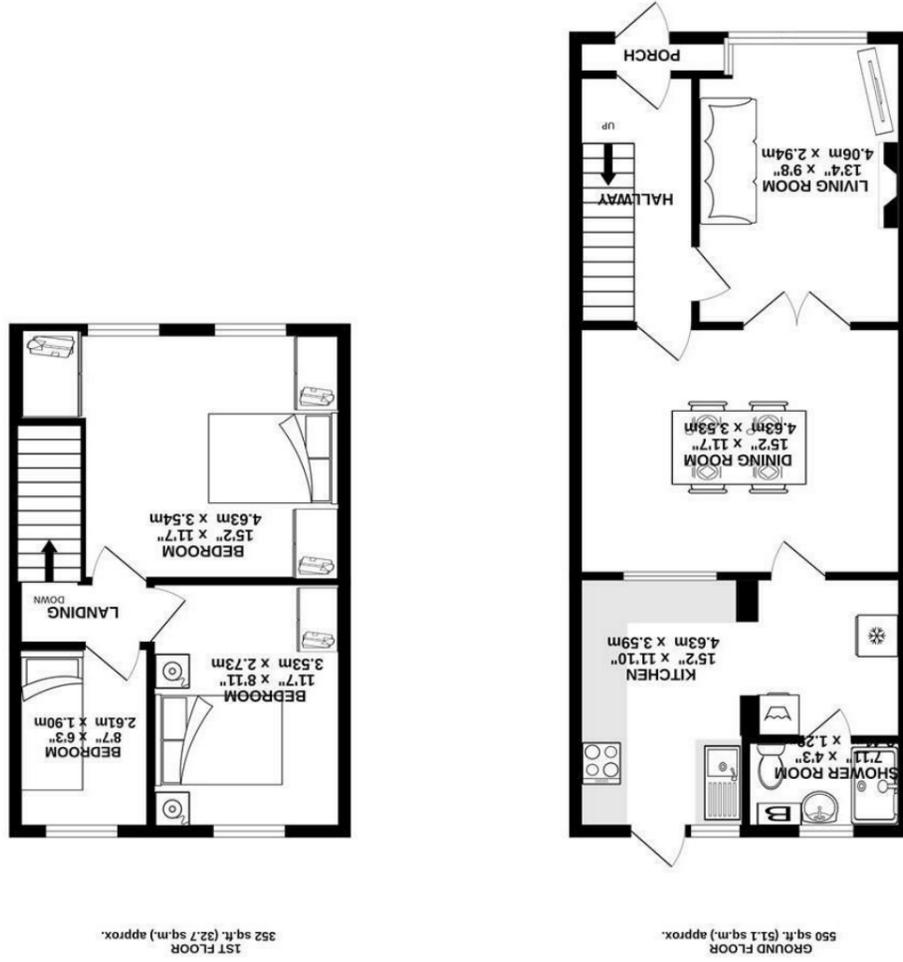


When every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any errors. All dimensions, areas and volumes shown here and noted on the floorplan are for information only and should be used as a guide only. The services, systems and appliances shown here and noted on the floorplan are for information only and should be used as a guide only. The services, systems and appliances shown here and noted on the floorplan are for information only and should be used as a guide only.



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





3 North Avenue Carshalton, SM5 4LQ

£1,800 Per Calendar Month

Available Immediately - Unfurnished. Silverman Black is delighted to offer this spacious and conveniently located three bedroom terraced cottage located in a quiet cul-de-sac just a 13 minute walk over Stanley Park to Carshalton Beeches BR station. The property affords well-proportioned and flexible accommodation comprising a good size entrance hall, two separate (but interconnecting) reception rooms, an extended kitchen (with a new boiler) and a shower room on the ground floor, with three generous bedrooms on the first floor. Externally, parking is "on street" to the front of the property, whilst to the rear, there is a 30 ft private rear garden with an astroturf lawn, surrounding flower beds and a shed. The property also benefits from double glazing & gas/radiator heating. In terms of local facilities, the house is particularly well positioned for access to local schools with Stanley Park Juniors, Bandon Hill Woodfield and The Oaks High School all located with a half-mile radius, with Barrow Hedges just a little further away. There is a wide variety of other educational facilities within easy reach - including 5 Grammar Schools and some exceptional Independents within a 3 mile radius. There is a local parade of shops (including a Sainsbury's Local) within about 100 yards of the house, with fuller shopping facilities at Wallington, which is around 0.75 miles away. In terms of local transport, buses run from Stanley Park Road (5 minutes walk), whilst BR stations are available at Carshalton Beeches (0.7 miles, affording access to Clapham Junction & London Victoria) and Wallington (0.9 miles - accessing East Croydon and London Bridge). Viewing is highly recommended - so call today to book your appointment.

- A three bedroom cottage for rent - available 1st June 2025, unfurnished
- A well-proportioned three bedroom terrace cottage located in a quiet cul-de-sac which affords spacious and flexible accommodation
- Storm porch, entrance hall, separate (but interconnecting) reception rooms, kitchen and shower room on the ground floor, three good size bedrooms up stairs
- Private, enclosed 30 ft rear garden with an astroturf lawn, shed and surrounding flower borders
- Gas/radiator heating, Double glazing, on street parking
- Long term rental available
- EPC rating "E"; Council Tax Band "D"
- BR stations available at Carshalton Beeches (0.7 miles - accessing Clapham Junction and London Victoria) and Wallington (0.9 miles accessing East Croydon & London Bridge)
- Stanley Park Juniors, Bandon Hill Woodfield and The Oaks High School all with 0.5 miles, five Grammar Schools with a 3 mile radius
- Viewing is highly recommended - so book your appointment today.

