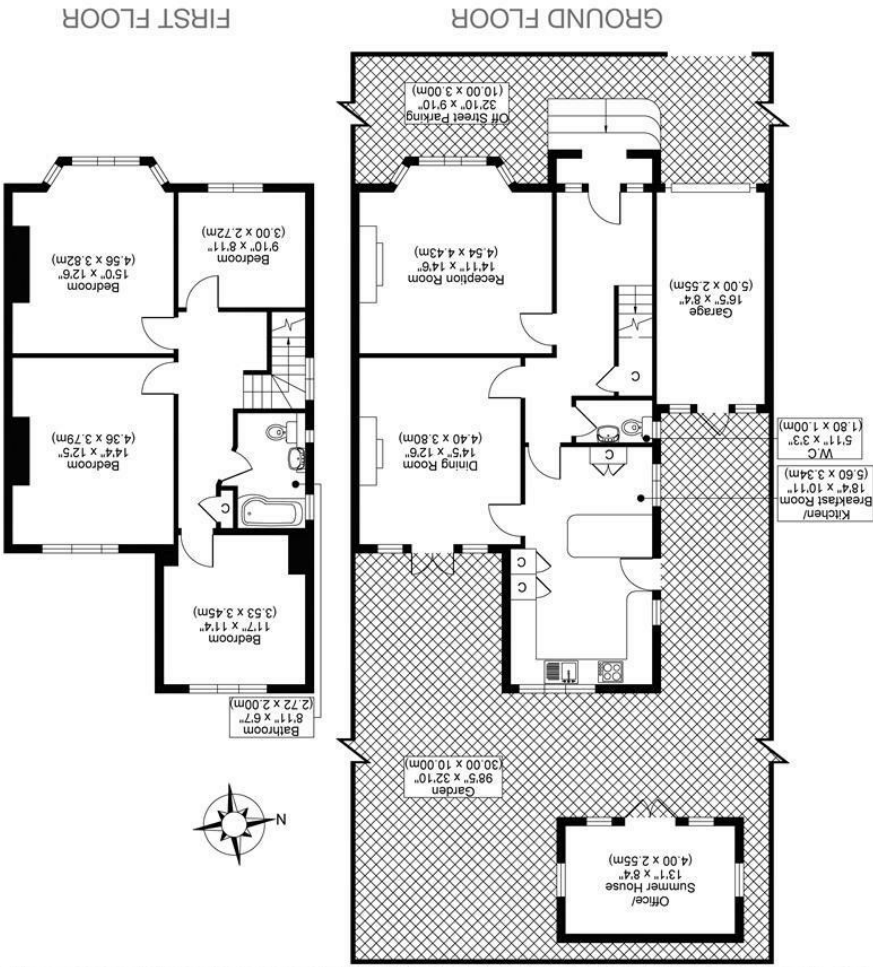


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/OUTBUILDING 1750 SQ.FT (163 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/OUTBUILDING 1503 SQ.FT (140 SQ.M)



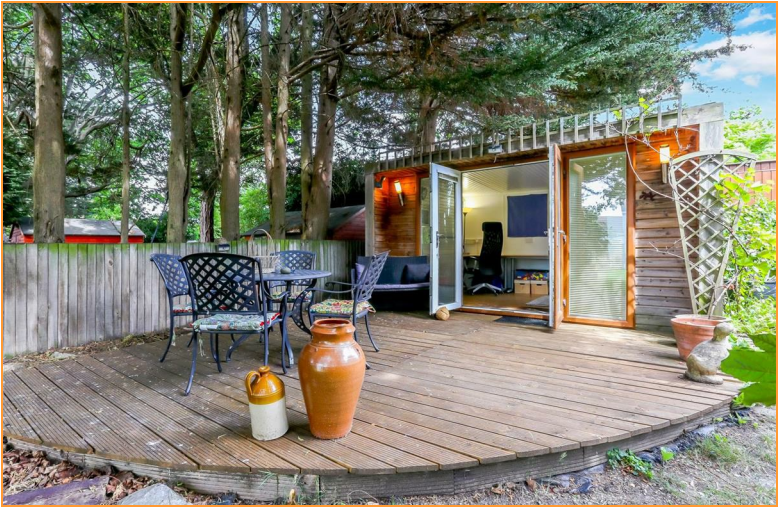


7 Salisbury Road

CARSHALTON, SM5 3HA

Price Guide £850,000

Silverman Black is delighted to offer this charming and characterful four bedroom semi detached home located in one of the most sought after residential streets in Carshalton Village centre. The property, which is presented in excellent decorative condition provides spacious and flexible living accommodation comprising a large entrance hall, two substantial independent reception rooms, a newly configured ground floor WC and an open plan, eat-in kitchen breakfast room on the ground floor. Upstairs, the property boasts four genuine double bedrooms, the family bathroom with a refitted suite and access to an impressive loft space, which could house a huge master bedroom suite or alternatively two further generously proportioned rooms (STPP). Internally, the property combines many of the characteristics of early post-Edwardian houses (built in 1932) - large square rooms, high ceilings, original cornices and fireplaces - with more modern functionality including a new downstairs WC, refitted kitchen with many fitted appliances and a reconfigured family bathroom. Externally, the house has a pretty and mature front garden, block paved parking for one vehicle and a single garage, attached at the side, whilst the rear garden is roughly 100 ft x 32 ft and comprises a sizable patio area, mature lawns with surrounding flower beds & borders, whilst featuring a purpose-built home office/gym/summer house. In terms of local facilities, Carshalton Village centre and Carshalton Park are both only about 5 minutes walk away (0.25 miles), whilst Carshalton Station (accessing London Victoria & The City) and Carshalton Beeches BR stations (accessing London Bridge) are just over 10 minutes walk away (0.6 miles). The central location means that all Sutton's five Grammar Schools are within a 3 mile radius, whilst St Philomena's Secondary & St Mary's RC Primary are both within 0.25 miles. Viewing of this exceptional home is very highly recommended - so call today to book your visit!



- A characterful and charming four bedroom semi detached family home located in a favoured street, close to the heart of Carshalton Village
- Ground floor accommodation comprises two large, independent reception rooms, a spacious hallway, ground floor WC and a generously proportioned, refitted eat-in kitchen/breakfast room
- Upstairs there are four genuine double bedrooms, a reconfigured family bathroom and access to a huge loft void which could house a massive master suite or two further generous bedrooms (STPP)
- Externally there is a single attached garage and off street parking for one further vehicle at the front with a private, mature rear garden extending c. 100 ft x 30 ft which incorporates a purpose-built home office/summerhouse
- Freehold, Council Tax Band "F"; EPC rating "D" (64/78)
- Carshalton Village & Carshalton Park are both 5 minutes walk away (0.25 miles); St Philomena's & St Mary's RC Primary are 5 minutes walk away, all five of Sutton's Grammar Schools are within a 3 mile radius
- Carshalton Beeches BR station (accessing East Croydon & London Bridge) and Carshalton Station (accessing Clapham Junction & London Victoria) are both just over 10 minutes walk away (0.6 miles)
- Viewing of this exceptional home is highly recommended - so call today to book your appointment.

