



71 Bakers Gardens

Carshalton, SM5 2SF

£415,000

Silverman Black is delighted to offer this spacious and well presented two bedroom terraced house in excellent condition, located on the ever popular Groveside development in Carshalton. The accommodation comprises a good size hallway, a fitted modern kitchen facility and a large living/dining room with direct access to the rear garden on the ground floor with two double bedrooms and a shower room suite on the first floor. Other benefits included with the property include gas/radiator central heating with a new boiler installed in 2020, new rear french-doors, double glazing and carpets/flooring all installed in 2023, two allocated private parking spaces located at the front of the house and a private 35 ft rear garden - affording a sizable decked area, perfect for entertaining and an AstroTurf lawn. In terms of facilities, Green Wrythe Lane parade of shops, which is 0.5 miles distant (10 minutes walk), offers a fantastic range of local shops and restaurants, while Carshalton BR Station is under a mile away (0.9 miles). In addition to this St Hellier Hospital, David Weir Leisure Centre, Greenshaw High School, Carshalton Boy's College and Muschamp Primary School all under a mile away. One not to be missed, so call the office today to book your appointment!



- Two bedroom, mid-terraced, Freehold property in excellent condition throughout
- Private and easy maintenance rear garden extending 35ft and Off Street Parking for two cars
- New boiler in 2020 and new rear doors, windows, carpets and flooring in 2023
- Access to Carshalton BR station, local shops, schools & Colleges and St Hellier Hospital under a mile away
- Council Tax: Band D
- EPC: Current 74 (C), Potential 89 (B)
- Call Silverman Black to book your appointment today on 0208 773 2929

