



**SILVERMAN**  
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 PROPERTY SPECIALISTS





## 58 Carshalton Park Road

CARSHALTON, SM5 3SS

£2,100

Available early October 2019 - Unfurnished. Silverman Black is delighted to offer this hugely extended, beautifully presented four bedroom, three bathroom semi-detached house located in the heart of Carshalton. Within 10 minutes walk of both Carshalton and Carshalton Beeches BR stations, there are several excellent primary schools (including All Saints & St Mary's) pretty much on the doorstep, whilst there are five Grammar Schools and several more excellent independent secondary schools within a three mile radius. The property has been completely renovated and substantially extended in the last 18 months with a huge living room addition allowing the ground floor accommodation to be completely reconfigured and now provides a large, separate lounge, a huge open plan living/dining/kitchen facility (with a luxurious fully equipped kitchen, central island & bi-fold doors to an expansive terrace to the rear) and a full bathroom, whilst upstairs there are three generous bedrooms, a laundry cupboard & family bathroom on the middle floor and a full master bedroom suite with luxury ensuite bathroom and Juliet balcony on the top floor. Other benefits include full underfloor heating on the ground floor, an upgraded security system, water softeners and a substantial storage room (accessed from the master bedroom). Externally, there is off street parking for 2-3 vehicles, whilst the rear garden incorporates a raise sun terrace, a good size lawn and a large timber storage shed. Viewing is very strongly recommended.

- A beautifully presented and hugely extended four bedroom, three bathroom semi detached house located in the heart of Carshalton
- Featuring a stunning open plan living space with demarked dining area and a luxuriously appointed kitchen, equipped with a range style cooker, fitted fridge and freezer, granite work surfaces, a central island and wide bi-fold doors to the terrace
- Other accommodation incorporates a separate lounge and full ground floor bathroom, three generous bedrooms and a master bedroom suite on the top floor
- Off street parking for 2-3 vehicles, secure 40 ft rear garden
- Under floor heating on the ground floor, ample storage, full security system, water softeners
- EPC Rating: D (55/74)
- Viewing very strongly recommended

