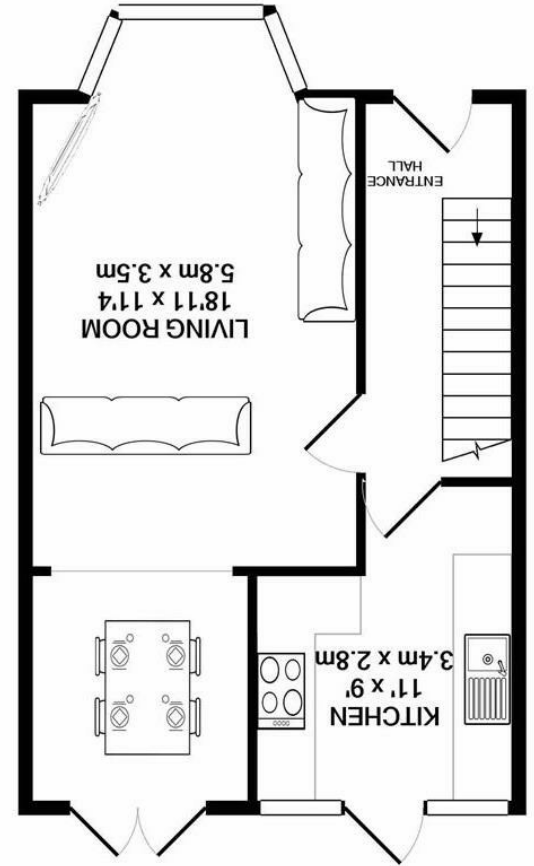
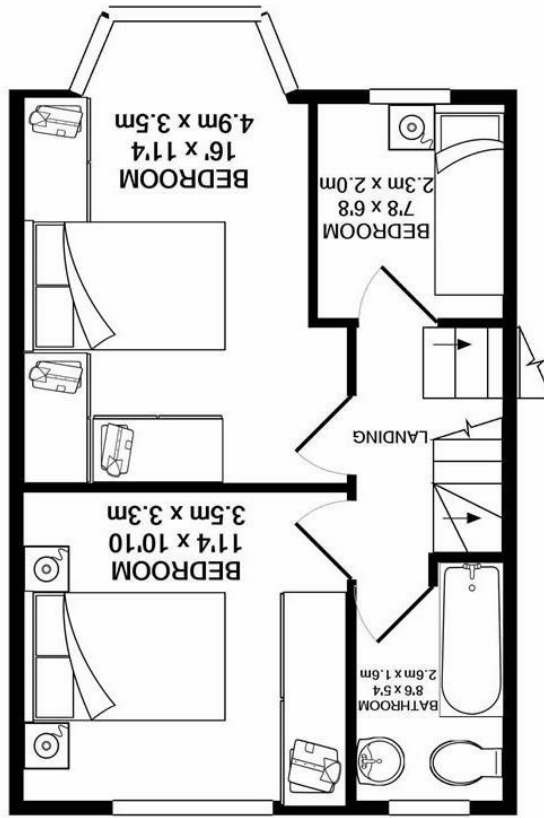


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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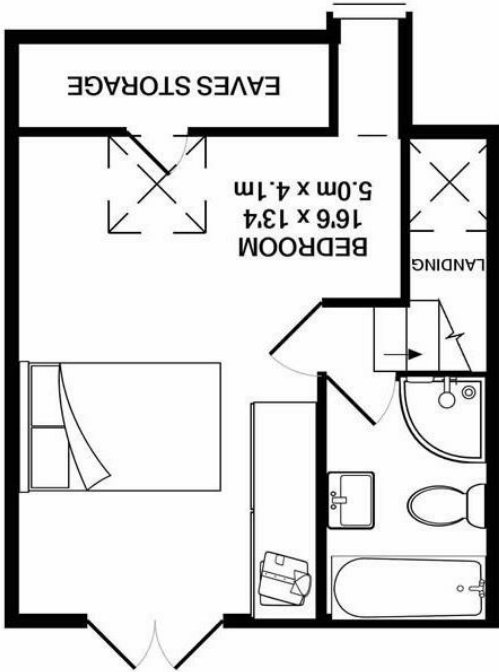
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 419 SQ.FT.  
 (39.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 419 SQ.FT.  
 (38.9 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 315 SQ.FT.  
 (29.2 SQ.M.)



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 12 The Causeway

Carshalton, SM5 2NF

£1,800 Per Calendar Month

Available July 2020. A beautifully appointed and much extended four bedroom post-war semi-detached house, situated in a popular and sought after residential cul-de-sac, within easy reach of Carshalton Village and BR station. A lovely spacious living room/reception room on the ground floor. Kitchen area with dishwasher, washing machine and gas/oven hob. Upstairs the property affords good sized bedrooms with a loft room with en suite and built in wardrobes. Main bathroom with shower over bath. Externally the property has off street parking for 2 vehicles, a good size south facing rear garden, a shed and also affords a detached garage to the back of the plot. An early viewing is highly recommended to appreciate this exceptional home. Viewing highly recommended. No pets.

- Available July 2020
- A beautiful extended four bedroom property
- Two Bathrooms, fitted kitchen
- Garage to rear of property, lovely south facing garden
- Loft room with en suite bathroom
- No Pets, No Smokers
- Off Street Parking for two cars
- Close to Carshalton BR Station
- Viewing Highly Recommended

