

Anglesey Court Road, Carshalton, SM5

Approximate Area = 1375 sq ft / 127.7 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1500 sq ft / 139.3 sq m

For identification only - Not to scale

FIRST FLOOR

- Bedroom 1: 137 (4.14) x 108 (3.26) max
- Bedroom 2: 149 (4.50) into bay x 118 (3.56) max
- Bedroom 3: 177 (5.36) x 76 (2.28)
- Bedroom 4: 91 (2.76) x 611 (2.11)

GROUND FLOOR

- Reception Room: 252 (7.68) max x 1011 (3.03) max
- Reception Room: 148 (4.47) into bay x 124 (3.75) max
- Kitchen: 1111 (3.63) x 75 (2.25)
- Garage: 173 (5.27) x 73 (2.20)
- Approximate Garden: 836 (25.45) x 276 (8.39)

Produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhdrecom 2024.
 Produced for Silverman Black Estate Agents. REF: 1164194

Certified Property Measurer RICS

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 PROPERTY SPECIALISTS





25 Anglesey Court Road

Carshalton, SM5 3HZ

Offers Over £750,000

Vacant Possession! Silverman Black is delighted to offer this substantial and much extended family home, nestling in one of Carshalton's most favoured residential enclaves - right on the doorstep of Stanley Park and less than 5 minutes walk away from Stanley Park Juniors and Bandon Hill, Woodfield schools! One of just four properties on the development which were originally built as "natural" four bedroom semi detached homes, the current owners have extended the property to the rear - roughly doubling the size of the rear reception and adding a downstairs cloak/shower room behind the integral garage. Overall, the accommodation comprises a spacious entrance hall with a generous front reception room, a double size rear reception with French doors out to the rear garden, a modern shaker-style kitchen with fitted appliances and the cloak/shower room on the ground floor, with three double bedrooms, a sizable single bedroom and a further bathroom on the first floor. Externally, to the front there is off street parking for 2 - 3 vehicles and access to the garage, whilst to the rear there is a wonderful west facing, 85 ft rear garden which must be an absolute sun-trap in the Summer months. The property does offer further potential for extension/reconfiguration (STPP) with a voluminous loft space and potential to cover the garage into more living accommodation, if required. In terms of facilities, Carshalton Beeches BR station is a pleasant 15 minute walk across Stanley Park, whilst the shopping facilities of Wallington are just a tad over half a mile distant. There are numerous exceptional junior and senior educational facilities within one mile of the house, whilst the Borough also affords five Grammar Schools and some excellent private/independent schools within it's boundaries. Overall, a fantastic space with a beautiful west-facing garden - all in one of the most sought after family-oriented streets in the area! Book your viewing today - you won't be disappointed!



- Vacant Possession - a substantial "natural" four bedroom semi detached home located on one of the area's most sought after residential developments
- Generously proportioned, extended living accommodation comprising a single reception, a fantastic "double" reception, a modern refitted kitchen suite and a cloak/shower room on the ground floor
- Three double bedrooms, a large single bedroom and a second bathroom located on the first floor
- Off street parking for 2 - 3 cars, a large integral garage and a superb 85 ft west facing rear garden - perfect for kids, BBQs and al-fresco dining!
- Potential to extend further into the voluminous loft space or to convert the garage to further accommodation, if required (STPP)
- Freehold, EPC Rating "D"; Council Tax Band "E"
- Pleasant 15 minute walk across Stanley Park to Carshalton Beeches BR station - giving access to East Croydon and London Bridge
- Stanley Park Juniors & Bandon Hill (Woodfield) schools located only about 5 minutes walk away
- A wide variety of junior & senior schools are within 1 mile, whilst the Borough also houses 5 Grammar Schools
- The perfect home, in the perfect location! Call today to book your appointment to visit

