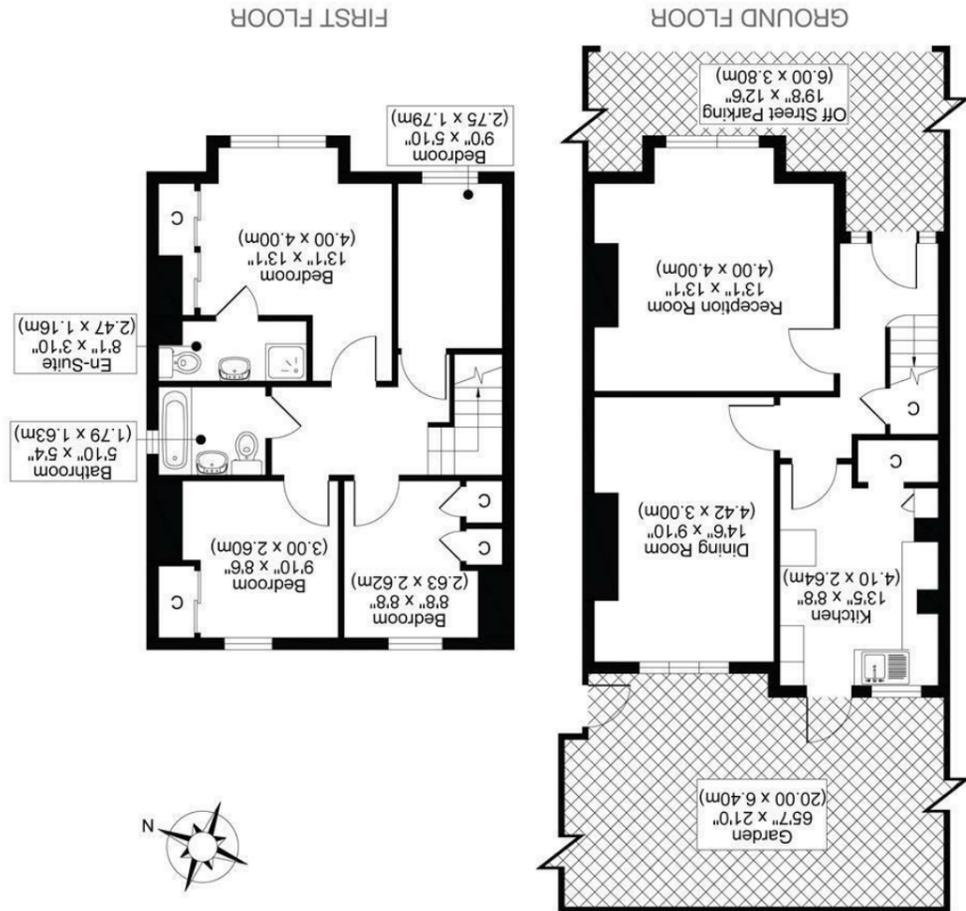




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



PARK LANE, SM5  
TOTAL APPROX FLOOR PLAN AREA 981 SQ.FT (91 SQ.M)

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





## 141 Park Lane Carshalton, SM5 3DX

Offers Over £500,000

Silverman Black is delighted to offer this spacious four bedroom/two bathroom semi detached Edwardian house, located less than 100 yards from Carshalton Village centre. As the photographs plainly show, the house is in need of considerable updating and modernisation - but the "bones" of the house are sound, affording two large independent reception rooms, a generously proportioned kitchen on the ground floor and four spacious bedrooms with two bathrooms on the floor upstairs. The property is still in its configuration - so would afford ample potential for extension either to the rear on the ground floor or into the voluminous loft space - with one of these projects likely to be able to be done under current permitted development regulations. Outside there is off street parking for at least one vehicle on a private hardstand at the front of the house, whilst the rear garden extends over 65 ft in length and enjoys a sunny westerly aspect - perfect for BBQs and family get-togethers in the Summer! In terms of facilities, the house is located at the heart of everything - with the shops and restaurants of the Village centre, The Westcroft Leisure centre, The Cryer Theatre and The Grove (reputed to be the finest remaining example of a Victorian urban park in London) all within 5 minutes walk/0.25 miles. Wallington BR station is marginally closer to the house (0.5 miles/10 minutes walk) than Carshalton Station (0.6 miles/14 minutes walk) - with both affording regular fast trains to London Bridge and London Victoria respectively! The London Borough of Sutton is exceptionally well served with educational facilities - and named this year by several websites as being the best borough in London for education! There are 5 Grammar Schools within 3 miles of Carshalton Village and some excellent State, Private and Independent secondary & primary schools within easy reach! Don't miss out on this opportunity to create a wonderful new home for yourselves! View today!



- A wonderful opportunity to put your own "stamp" on this large four bedroom semi detached Edwardian home
- In need of substantial updating & modernisation - but affording exceptional space and potential
- Accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Main bedroom with ensuite Shower, three further Bedrooms, Family Bathroom
- Off street parking on hardstanding to the front of the house, 65 ft westerly facing rear garden
- Ample potential for extension both the rear and into the large loft space
- Freehold; Council Tax Band "E"; EPC rating "D" (63/77)
- Less than 200 yards from Carshalton Village Centre, the Westcroft Leisure Centre, The Cryer Theatre and The Grove
- Ideally located for access to the Borough's exceptional educational facilities including 5 Grammar Schools
- 0.5 miles/10 minutes walk to Wallington BR station; 0.6 miles/14 minutes walk to Carshalton BR station
- Viewing is highly recommended - so call today to book your appointment!

