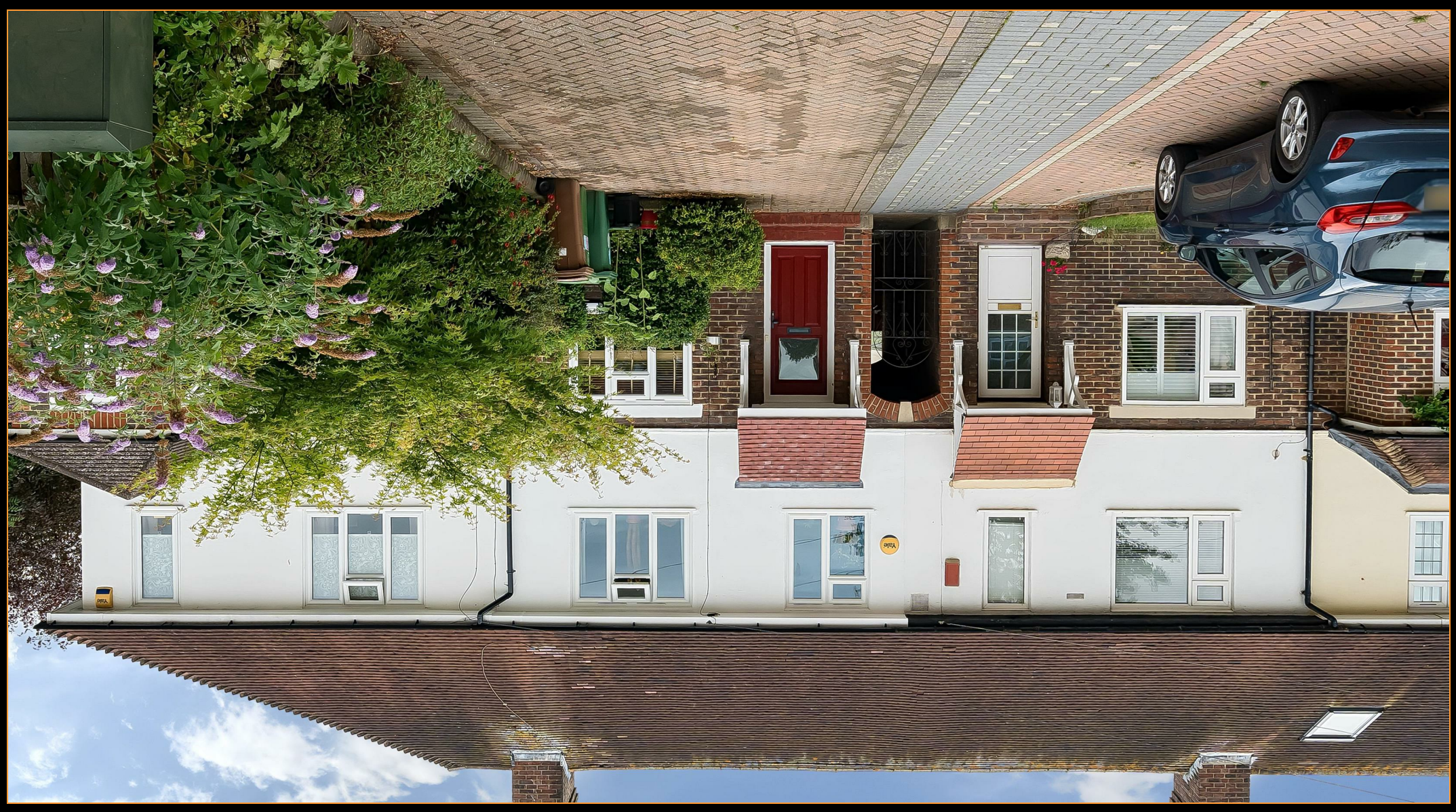
40 Windborough Road, Carshalton, SM5 4QJ

Offers Over £550,000



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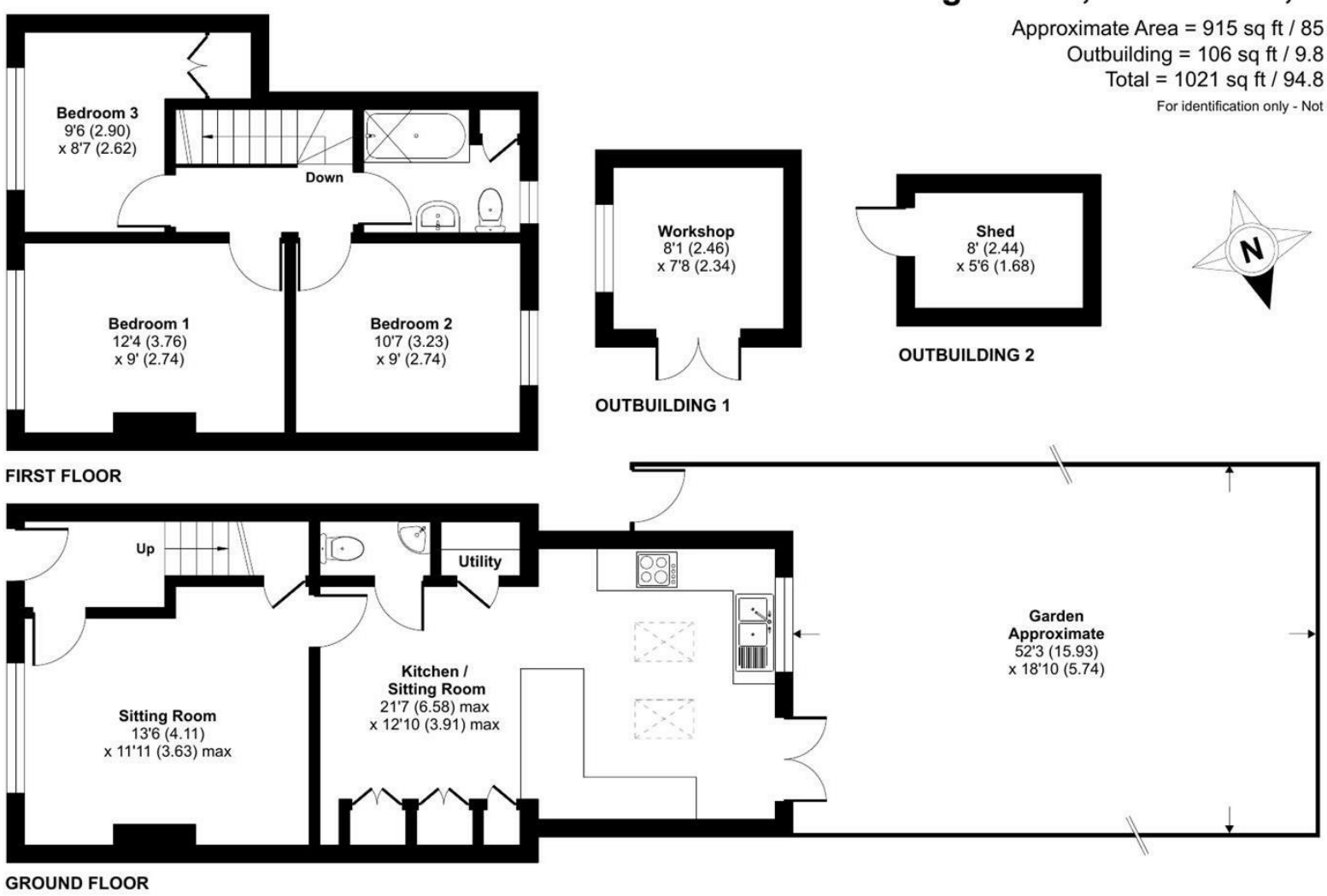
Windborough Road, Carshalton, SM5

Approximate Area = 915 sq ft / 85 sq m
Outbuilding = 106 sq ft / 9.8 sq m
Total = 1021 sq ft / 94.8 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Silverman Black Estate Agents. REF: 1015431

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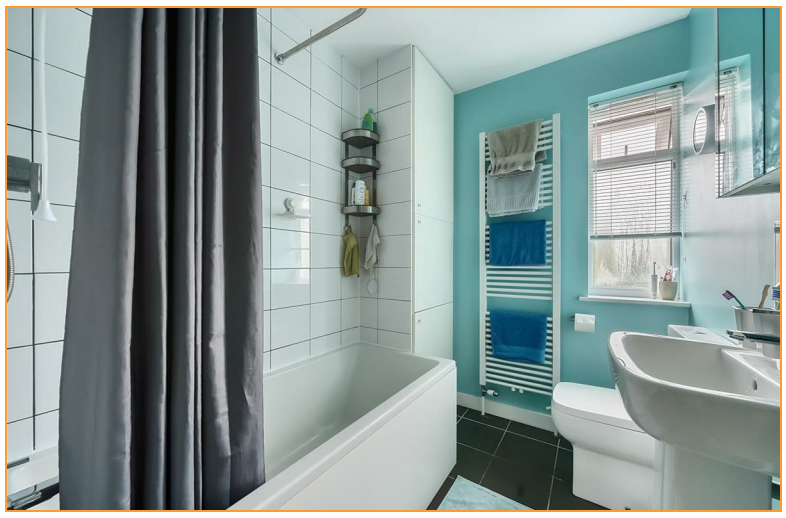

40 Windborough Road

Carshalton, SM5 4QJ

Offers Over £550,000

- Substantial three bedroom, mid terrace, freehold property in the heart of Carshalton Beeches
- Good Size Living Room, Extended to the rear to offer a fabulous fully fitted Kitchen/Dining Room - perfect for entertaining
- Three generously sized bedrooms & a refitted bathroom
- Of street parking; 50ft West facing garden with side access via shared pathway, including shed and workshop to rear
- Potential to extend into the loft (STPP)
- Access to several excellent local primary and secondary schools (Stanley Park Juniors, Bandon Hill Wood Field & Tehe Oaks High School) and sports clubs
- EPC Rating C (75/85); Freehold,; Council Tax Band D
- Carshalton Beeches & Wallington BR stations both approx 15 minutes walk away
- Viewing highly recommended - call today to book your appointment

Silverman Black are delighted to offer this substantial, extended, three bedroom mid terrace property set in the heart of Carshalton Beeches - close to several schools, shopping facilities and Carshalton Beeches BR station (14 minutes walk). Internally on the ground floor, the property affords a fantastic sized living room at the front of the house with large windows and space for two sofas, whilst to the rear there is a fantastic extended open plan kitchen/dining room - perfect for entertaining and hosting friends and family - a utilities cupboard and downstairs W.C. Upstairs, the property boasts three genuine double bedrooms and a well presented, refitted family bathroom. Additional benefits include gas central heating and double glazing throughout and there is potential to further extend the property into the loft (STPP) as numerous properties on the road have done already. Externally, there is off street parking at the front of the property and the west facing rear garden, extending over 50ft which incorporates a workshop and separate shed at the rear accessed via a communal side walkway. In terms of local facilities, the property is ideally located for to several sought after local primary and secondary schools (Stanley Park Juniors, Bandon Hill Wood Field & The Oaks High School) as well as local sports clubs such as Carshalton Tennis Club situated half a mile away (10 min walk). A lovely family home with potential to grow, one not to be missed - so call our offices today to book your appointment on 0208 773 2929.