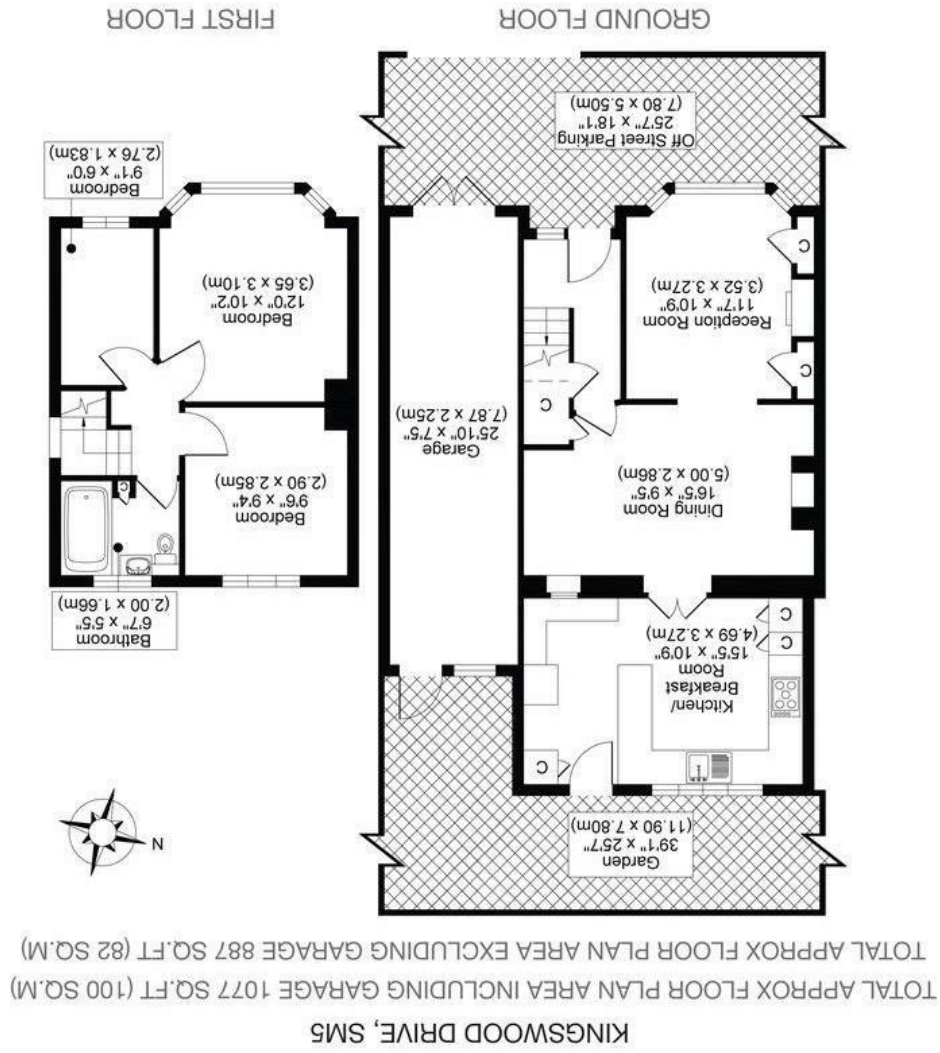




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



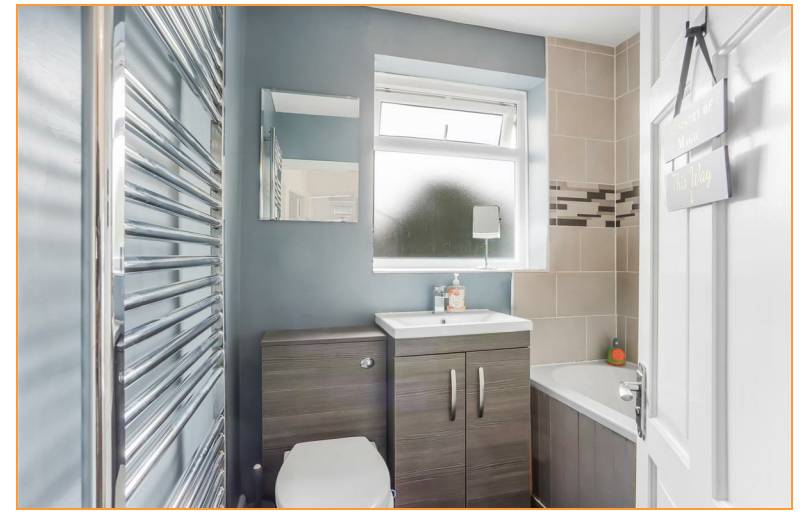


6 Kingswood Drive

Carshalton, SM5 2BG

Price Guide £550,000

Silverman Black is delighted to offer this spacious, extended three bedroom semi detached house located on a popular residential street about 1 mile to the north of Carshalton Village Centre. Affording access to all of the Borough's exceptional educational facilities (currently reputed to be the best in London) and only about an 11 minute walk/0.5 miles from Hackbridge BR station, this property would make an ideal purchase for commuters and families alike. The ground floor accommodation has been substantially enhanced with a kitchen/breakfast room addition, enlarging the available living space in the two other reception rooms - with highlights incorporating a feature fireplace in the lounge area, a refitted kitchen suite (fitted approximately 3 years ago) featuring a range cooker and ample storage, a small utility lobby and a fitted corner breakfast area. Upstairs, the accommodation is more "standard" - comprising two double bedrooms and a single bedroom, whilst the bathroom has also been completely refitted in recent years. Other benefits include gas/radiator central heating (with a recently replaced boiler) and double glazing which was refitted about 7 years ago. Externally, the property has off street parking for two vehicles in front of an extended garage/workshop, and a sunny 40 ft rear garden which incorporates a good size patio and a mature lawn - perfect for kids, BBQs and family occasions. In terms of local facilities, there is a good size mini-mart located at the end of the road, whilst Hackbridge centre (including a recently opened Lidl superstore) is approximately 10 minutes walk away. Hackbridge BR station, which affords regular fast trains into London Victoria via Clapham Junction, is just over half a mile distant, whilst the Wimbledon to Beckenham tram line (via East Croydon) is accessible at Mitcham Junction, which is 1.3 miles away. Viewing of this exceptional family home is very highly recommended - so call today to book an appointment to view!



- A well presented, extended three bedroom semi detached house located on a popular residential street roughly 0.5 miles from Hackbridge BR station
- Accommodation comprises a good size entrance hall, separate living and dining areas plus a rear extension on the ground floor incorporating a fitted kitchen/breakfast room
- Two double bedrooms are located on the first floor with a single bedroom and a recently refitted bathroom
- Off street parking for two cars in front of an extended garage/workshop, 40 ft enclosed rear garden
- Log burning stove in the living room, integrated & refitted kitchen suite only about 3 years old, recently replaced central heating boiler, double glazing refitted around 7 years ago
- Freehold; EPC rating: "D" (67/79); Council Tax band "D"
- Around 10 minutes walk/0.5 miles to Hackbridge centre, the Lidl superstore, Hackbridge Primary School
- Hackbridge BR station provides regular fast trains into London Victoria via Clapham Junction. Tram links to East Croydon, Wimbledon and Beckenham are available at Mitcham Junction (1.3 miles)
- Viewing of this exceptional home is highly recommended

