



SILVERMAN
BLACK
PROPERTY SPECIALISTS





39 St. Andrews Road

Carshalton, SM5 2DY

Offers Around £375,000

Vacant Possession. Silverman Black is delighted to offer this characterful two bedroom terraced Victorian cottage, located in a quiet period "quarter" with a few minutes walk of the Wrythe Green shops and only about 10 minutes walk from Carshalton BR station. A charming and characterful property, the ground floor of the property has been somewhat reconfigured to provide a large open plan living space with an extended kitchen/utility room and a bathroom, whilst upstairs both of the bedrooms are good size double rooms. The kitchen facility, which has been enlarged with a side return "extension" affords ample work top space and storage and also provides a useful utility area which houses plumbing for the washing machine & other utilities. Externally, the property offers a small fenced front garden, whilst to the rear, the garden extends around 30 ft, enjoys a sunny southerly aspect, and comprises a good size deck terrace, a timber shed and an area of "Astroturf" lawn. Offered for sale with no onward chain and full vacant possession, the cottage also benefits from gas/radiator central heating and double glazing. In terms of local facilities, an extensive range of shops is available at Wrythe Green (0.2 miles away); a plethora of excellent local schools including St Philomenas, St Marys, Carshalton Boys & Carshalton Girls, Victor Seymour & Carshalton College are all within 0.80 miles (15 - 17 minutes walk), whilst Carshalton BR station is half a mile away, affording easy access to Clapham Junction and London Victoria. Viewing of this pretty and characterful home is highly recommended - so call today to book your appointment!

- A charming and characterful two bedroom period cottage in a quiet Victorian Quarter, only half a mile from Carshalton Village BR station
- Excellent accommodation incorporating a large open plan living room, an "extended" kitchen/utility room facility, a modern fitted bathroom and two double bedrooms
- Small formal front garden, 30 ft rear garden which enjoys a sunny southerly aspect, comprising a sizable deck terrace, an Astroturf lawn and a timber shed
- Vacant possession, gas/radiator central heating, double glazing
- EPC rating: "D" (65/87); Council Tax Band "C"; Freehold
- 0.2 miles (5 mins walk) to an extensive parade of local shops, 0.5 miles (10 mins) to Carshalton BR station; 0.75 miles (15 mins) to Carshalton Village, The Ponds & Grove Park
- An extensive range of excellent local schools including St Philomenas, St Marys, both Carshalton Boys and Girls High Schools, Victor Seymour and Carshalton College are 0.2 - 0.8 miles away
- Regular bus services from the end of the road to Morden Underground station - roughly a 15 minute ride away
- Viewing strongly recommended - so call today to book an appointment

