



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





## 10 Stanley Road

Carshalton, SM5 4LF

£565,000

Open Day - Saturday 28th January 2023 - call today to book your appointment! Silverman Black is delighted to offer this spacious and much extended three bedroom family home located just a stone's throw from several excellent local schools including Stanley Park Juniors, Bandon Hill Wood Field and Barrow Hedges Primary. Located in a popular & sought after tree-lined road, the current owners of the house have skillfully and sympathetically improved the property - especially on the ground floor - which incorporates an original yet generously proportioned separate lounge, a newly installed WC, a substantial, extended and stylish open-plan living area with an integrated kitchen suite to the rear of the property with ample room for seating and dining facilities while benefitting from bi-fold doors onto a new patio area! Upstairs, there are two good size double bedrooms, a single room and a recently replaced bathroom with a thermostatic shower positioned over the bath. Externally, there is parking for two cars to the front of the house, plus a secure, gated additional space at the rear accessed via The Avenue, whilst the garden is both private and enclosed - perfect for children and pets! Extending around 70 ft, the garden affords a large mature lawn, inset flower borders and a garden shed. In our opinion, a well positioned and beautifully presented home which would ideally suit a growing family! Call today to arrange a private viewing of this exceptional property.

- Open Day - Saturday 28th January 2023 - call today to book your appointment
- A beautifully presented and substantially extended three bedroom terraced house within close proximity of Stanley Park Junior School, Bandon Hill Wood Field and Barrow Hedges Primary
- Enhanced ground floor with a sizable separate lounge, a recently installed WC and a huge open plan living/dining/kitchen area with rear bi-folds and large ceiling mounted Velux windows
- Three well proportioned bedrooms, refitted bathroom - plus potential (STPP) to further extend into the loft
- Parking for three cars including one gated secure space to the rear of the garden
- Mature 70 ft garden with rear access, mainly laid to lawn with a shed and surrounding flower beds and borders
- Easy access to several highly respected local schools, only about 100 m away from a good selection of local shops and only 0.6 miles (11 mins walk) across Stanley Park to Carshalton Beeches BR station
- Freehold; EPC Rating D (67/84); Council Tax Band D
- Viewing is very strongly recommended - so call today to book your appointment!

