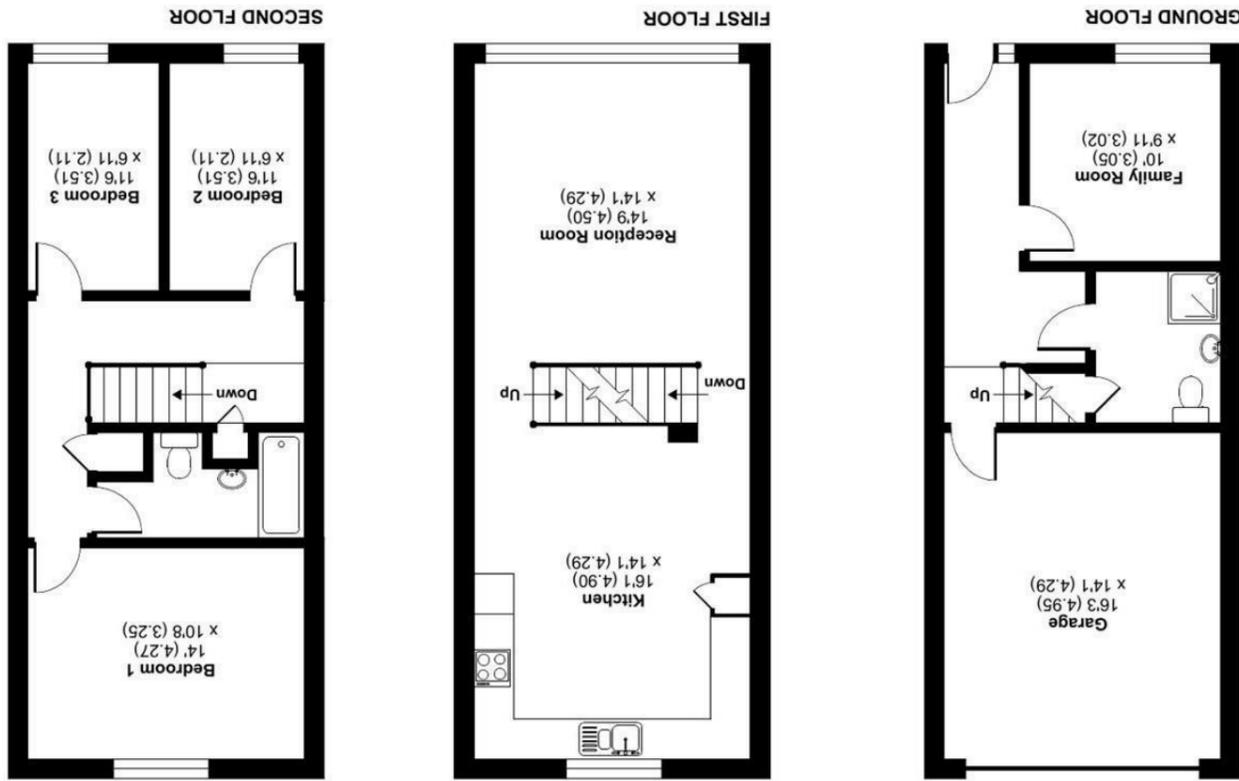


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nldhcom 2023.  
Produced for Silverman Black Estate Agents. REF: 1027103  
RICS Certified Property Measurer



**Bankside Close, Carshalton, SM5**  
Approximate Area = 1238 sq ft / 115 sq m  
Garage = 231 sq ft / 21.5 sq m  
Total = 1469 sq ft / 136.5 sq m  
For identification only - Not to scale





## 2 Bankside Close

Carshalton, SM5 3SB

£475,000

Vacant, beautiful and ready for occupation! Silverman Black is delighted to offer this spacious and newly refurbished four bedroom/two bathroom townhouse, located on a select private development less than 10 minutes walk from Carshalton Village centre, Carshalton Beeches BR station and several excellent local schools, including St Philomenas & St Marys. Affording bright and airy accommodation spread over three levels, the ground floor offers a sizable double bedroom (with potential for use as a study or home office) with a full shower room and a generous integral double garage - so there is some potential for this area to be used as an informal annex for older relatives or teenagers. Upstairs, the middle floor is a substantial open plan living space comprising of a large separate lounge area and a completely refitted eat in kitchen/dining room with ample space for a table and chairs, whilst the top floor offers three well-proportioned bedrooms and a fully fitted family bathroom. Externally, there are extensive and meticulously maintained communal gardens for the use of the residents of the development and ample unrestricted parking. The property is being sold without any onward chain and with both a Share in the Freehold of the site and a long outstanding lease (approx 945 years). In terms of local facilities, Bankside Close is 0.4 miles from the shops and restaurants at Carshalton Beeches, with the local BR station affording easy access to Clapham Junction and London Bridge, whilst Carshalton (village) station is 0.6 miles away - approximately 12 minutes walk - and offers fast access to East Croydon and London Victoria. Local schooling is exceptional with five Grammar Schools within a three mile radius, together with excellent local independent & public facilities at both primary and secondary levels. A viewing of this exceptional house is highly recommended - so call today to book your appointment



- Vacant, beautiful and ready for occupation!
- A newly refurbished four bedroom/two bathroom town house located on a select private development in the heart of Carshalton
- Flexible accommodation comprising a bedroom/home office, shower room and double integral garage on the ground floor
- Substantial living room and completely refitted kitchen/dining room on the middle floor, with three generous bedrooms and bathroom upstairs
- Quiet and manicured communal gardens with ample unrestricted parking on site for residents
- Being sold with no onward chain, a Share of the Freehold and a long lease (c 945 years remaining)
- Council Tax Band E; EPC rating E (46/80)
- Carshalton Beeches shops and BR station 0.4 miles, Carshalton Village station 0.6 miles, exceptional educational facilities surrounding at primary & secondary levels
- Viewing highly recommended

