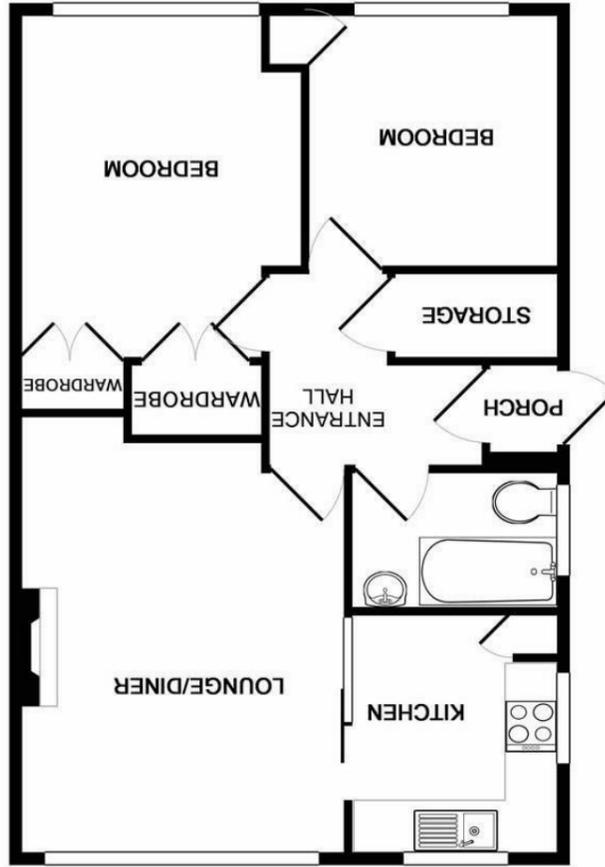


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





14 Strawberry Lane

CARSHALTON, SM5 2NQ

Price Guide £325,000

Vacant Possession - Priced to Sell! Silverman Black is delighted to offer this spacious and well presented two bedroom ex-rental ground floor maisonette with a garage and private gardens, which is ideally located for commuters being situated only about 10 - 15 minutes walk from both Carshalton and Hackbridge BR stations. The apartment's accommodation comprises two double bedrooms, a large living room, a bathroom and well equipped kitchen with a large American style fridge/freezer. Although the property does require some modernisation and updating, the apartment benefits from recently fitted double glazing, has been rewired and has gas fired central heating to radiators - so some "big ticket" items have all been attended to. In addition, there is ample storage space in a large walk-in under stairs utilities cupboard. Externally there are large private sections of garden to the front and back and a single garage (en bloc) to the rear of the site. In terms of the lease, we understand that there are approximately 157 years left remaining on the current term. The area in general is well served with local schools and shopping facilities at Wrythe Green (0.4 miles), with local BR stations available at Hackbridge (0.7 miles, 15 mins walk) and Carshalton Village, which is marginally closer (0.6 miles, 12 mins walk). The Village centre is roughly half a mile distant (10 mins walk) across the picturesque Grove Park - reputed to be the best example of a Victorian urban park in London - whilst the Westcroft Leisure Centre is a similar distance away. Being sold vacant and with no onward chain - viewing of this spacious apartment is very highly recommended.

- Vacant Possession and Priced to Sell
- A spacious two bedroom ground floor maisonette with private gardens and a single garage, located just over half a mile from both Hackbridge and Carshalton BR stations
- Accommodation comprising a spacious entrance hall with a walk-in under stairs utilities cupboard, a bright airy living room, a good size kitchen, two double bedrooms and a bathroom
- Externally, there are sizable front and rear gardens and a shared driveway leading to a single garage
- Some updating required, but the flat has been rewired, has gas central heating to radiators and double glazing
- Leasehold with around 157 years left on the current lease term, Council Tax Band C, EPC rating "D" (66/77)
- Being sold with full vacant possession and no onward chain
- 0.7 miles to Hackbridge BR station (15 mins walk); 0.6 miles to Carshalton Village station; 0.5 miles (10 mins walk) to Carshalton Village and The Westcroft Leisure Centre
- Viewing very highly recommended

