22 Devana End, Carshalton, Surrey, SM5 2NL

Price Guide £375,000

SILVERMAN BLACK
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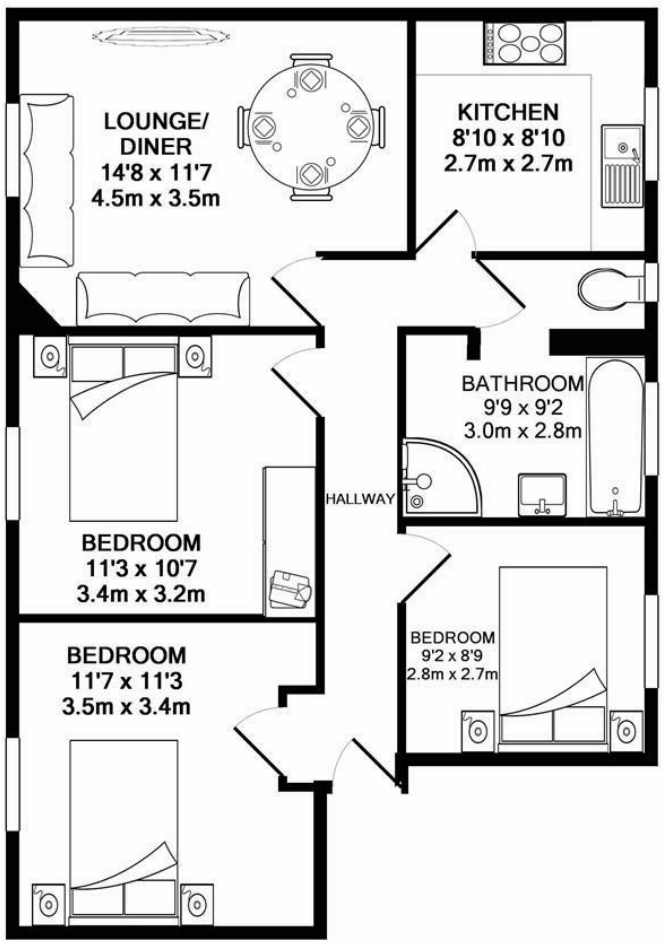

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

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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- Vacant Possession with no onward chain
- A spacious and generously proportioned three bedroom first floor apartment in the ever popular Devana End complex
- Accommodation incorporates a large L-shaped lounge, a generously proportioned refitted kitchen, three double bedrooms and a 4 piece suite bathroom
- Well maintained communal gardens, large private storage locker, single garage (en bloc)
- The property has had a recent course of renovations including new carpets and decoration throughout, new kitchen doors and a quality oak work surfaces and a new combi gas boiler
- Both Carshalton Village and Hackbridge BR stations are approx 12 minutes walk away (0.6 miles), A range of excellent primary & secondary schools are located close by, full parade of shops at Wrythe Green (5 minutes walk, 0.2 miles)
- Perfect for a wide spectrum of buyers including investors, first time buyers and commuters
- EPC rating: C (71/80); Council Tax Band "C"; In excess of 950 years remaining on the lease
- Viewing highly recommended - so call today to book your appointment

Vacant Possession with no onward chain. Silverman Black is delighted to offer this recently refurbished and well-appointed three bedroom, first floor apartment in the popular Devana End development - a small, private complex of flats ideally located about 12 minutes walk of both Carshalton and Hackbridge BR stations (0.6 miles). The internal accommodation has had a recent programme of renovation including new quality carpets and decoration throughout, replacement kitchen doors and quality oak work tops, recently fitted oven and hob and a new gas fired "combi" central heating boiler. The accommodation comprises of a spacious entrance hall, a good size L-shaped living room, the kitchen, three genuine double bedrooms and a reconfigured bathroom with bath and a separate shower facility. Other benefits include double glazed windows throughout, central heating and a security entryphone system. Externally, there are well maintained communal gardens and a newly constructed single garage - located en-bloc to the rear of the site. Additional parking with resident's permits is available, whilst the flat also offers the use of a large secure store locker on the ground floor - perfect for prams and bikes). In terms of the lease, the flat also comes with a very long lease with approximately 950 years unexpired on the current term. Local facilities include BR stations at both Carshalton and Hackbridge - both 0.6 miles away - and numerous excellent schools within easy striking distance. There is a full parade of local shops only five minutes walk away at Wythe Green, with fuller facilities in Carshalton Village (0.7 miles). Adjacent to the development, there is access to main bus routes with access to Tooting, Purley and Worcester Park - so this flat would be perfect for commuters, investors and local families alike! Viewing is strongly advised - so call today to book your appointment to visit.