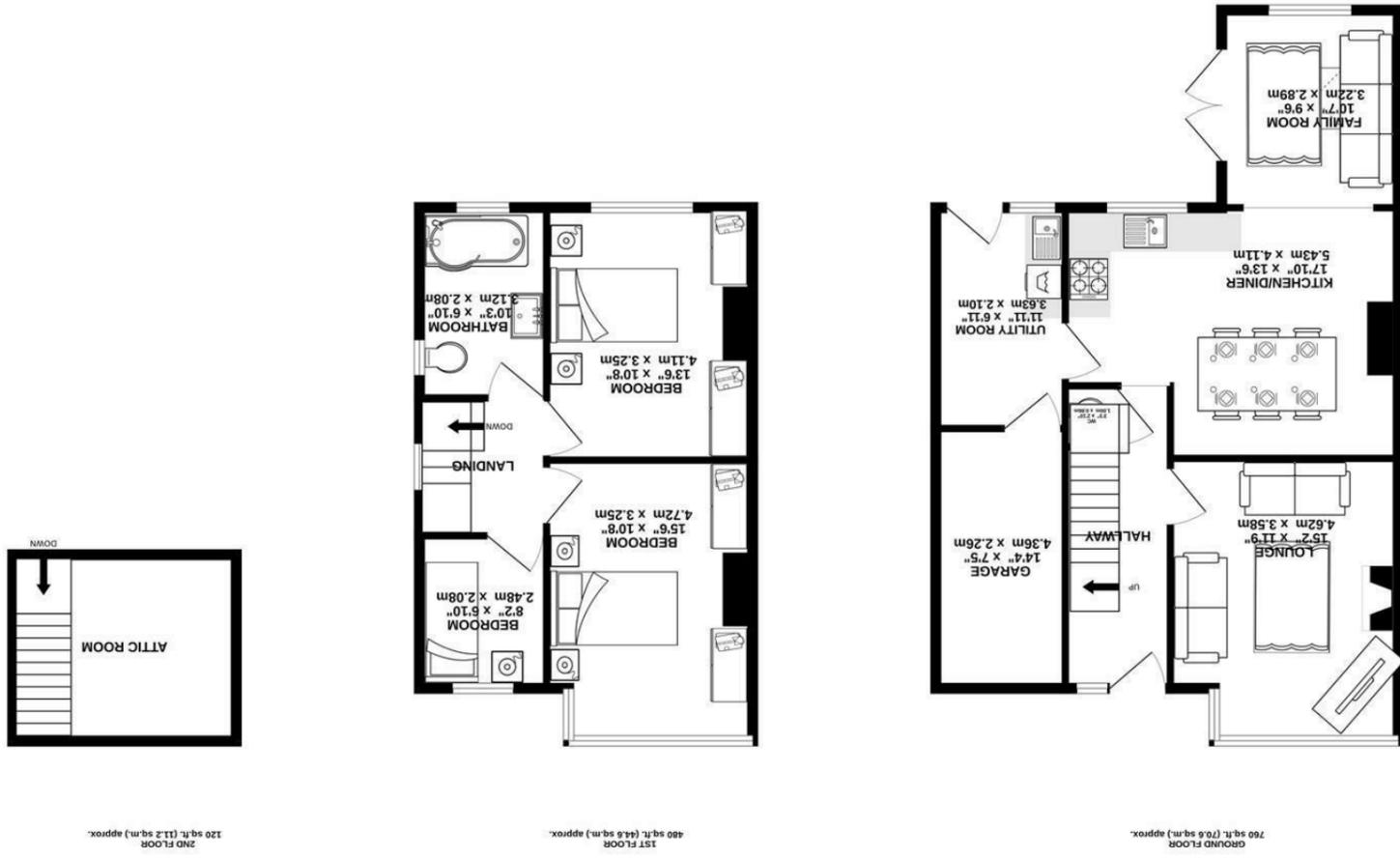


TOTAL FLOOR AREA : 1360 sq.ft. (126.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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SILVERMAN
BLACK
 PROPERTY SPECIALISTS





56 Harrow Road CARSHALTON, SM5 3QQ

Price Guide £650,000

Silverman Black is delighted to offer this spacious and much extended three bedroom semi detached house located on a popular tree lined residential street within walking distance of both Carshalton BR and Carshalton Beeches BR stations. A chic & well-presented property, the interior accommodation affords a spacious hallway with understairs WC, a sizable utility room, a large independent Lounge and a substantial L-shaped open plan kitchen/dining room/TV room (incorporating a good size rear extension) on the ground floor - giving access to the rear terrace and garden. Upstairs on the first floor there are two generous double bedrooms, a good size single room and a huge luxurious bathroom - with a further useful attic room on the top floor. Approached via a fixed staircase, this area has a large Velux style window, panelled walls & ceiling and ample eaves storage - making it usable as a home office/games room or an occasional bedroom. Externally, there is off street parking to the front for two cars and a faux single garage, which interconnects to the utility room. The rear garden extends around 70 - 80 ft, has two raised decked areas, a storage shed and a further terrace behind the house. The garden is enclosed, relatively private and largely laid to lawn - perfect for children and pets. In terms of facilities, Carshalton Beeches BR station (offering frequent fast trains to East Croydon and London Bridge) is approx half a mile distant, whilst the Village centre, The Grove and Carshalton BR station (accessing Clapham Junction & London Victoria) are all within 1 mile. The whole Borough is highly regarded in terms of educational facilities with St Philomenas, St Marys and All Saints schools all with one mile, whilst there are five Grammar Schools and some exceptional Private and Independent schools within a 3 mile radius. Being sold vacant and with no onwads chain, viewing is strongly recommended to appreciate this outstanding family home.



- A delightful and much extended three bedroom semi detached house located on a popular and sought after residential street
- Generous ground floor accommodation incorporating a large independent lounge and a fantastic open plan kitchen/dining/TV room at the back of the house, with a cloakroom and a large utility
- Two double bedrooms, a generous single bedroom and a large bathroom on the first floor with a large attic room - perfect for use as a home office, games room or occasional bedroom
- Off street parking for two cars, single attached garage, 80 ft lawned rear garden with two raised decks
- Vacant Possession with no onwads chain
- Freehold; EPC rating "D", Council Tax Band "E"
- Carshalton Beeches BR station 0.4 miles & Carshalton Station 0.8 miles affording fast, frequent access to London Bridge and London Victoria
- Several excellent local schools (St Philomenas, St Marys and All Saints) all within one mile - with five Grammar Schools and numerous Private & Independent Schools within a 3 mile radius
- Viewing highly recommended - so call today to book your appointment to visit
- Please note that the photos were taken when the property was last vacant (between tenancies).

