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Fellowes Road, Carshalton, SM5
 Approximate Area = 862 sq ft / 80.1 sq m
 For identification only - Not to scale





14 Fellowes Road

Carshalton, SM5 2TD

Price Guide £400,000

If you're looking for something to "put your stamp on", this may be right up your street! Silverman Black is delighted to offer this spacious and flexible three bedroom terraced house, located in a popular and sought after residential location just over half a mile from Carshalton BR station, and within easy walking distance of both Carshalton Boys and Carshalton Girls secondary schools. Needing a programme of general modernisation, two of the "big ticket" refurbishment items have already been carried out at the house - with an almost brand new roof and a new electrical wiring! Still the property will require a new kitchen and central heating whilst it is also likely that new windows and a new bathroom suite will also be needed and allowances have already been within the marketing price for these items. The house, which features a sunny 70 ft long south-facing rear garden, affords adaptable accommodation with a large living room and a dining room/conservatory extension on the ground floor and three genuinely good size bedrooms on the first floor - making it possible to move the current bathroom onto the first floor and enlarge the kitchen at the same time. In addition, both of the neighbours have off street parking "slips" at the front of their properties and appear to have extended into their lofts - so it would seem likely that the the Council would be open to similar proposals at this home! In terms of facilities, Fellowes Road is at the heart of everything - 10 minutes walk to Carshalton BR station (giving fast access to London Victoria), just over 5 minutes walk from Carshalton Boys and Girls schools, within 0.25 miles of two excellent shopping parades (esp Wrythe Green) and only yards from regular bus services giving access to Morden Underground station (Northern Line - 15 minutes away), Sutton & Purley. We have keys, the property is empty - so call us today to book an appointment to visit!

- Looking for something to "put your stamp on"? Then look no further than this exceptional three bedroom terraced home close to the centre of Carshalton
- Although requiring general modernisation and updating, two of the "big ticket" refurbishment jobs have been completed - with a new roof and electrics at the house
- Flexible living accommodation with a good size lounge and dining room/conservatory extension on the ground floor
- Three genuine double bedrooms on the first floor - affording the opportunity to move the bathroom upstairs and enlarge the current kitchen
- 70 ft south facing rear garden which back onto school playing fields
- Freehold; Council Tax Band "C"; EPC rating "G" (as there is no central heating)
- Vacant possession with no onward chain
- 0.6 miles to Carshalton BR station, 0.25 miles to Carshalton Boys & Carshalton Girls secondary schools, under 1 mile to Carshalton Village
- Easy access to Morden underground station via local bus services - about a 15 minute bus ride away
- Viewing highly recommended.

