





88A Carshalton Park Road

Carshalton, SM5 3SW

£2,000 PCM

Available 4th December - Furnished. Silverman Black is delighted to offer this spacious and beautifully presented three bedroom end terrace house, located within easy walking distance of both Carshalton and Carshalton Beeches BR stations. Refurbished to a high standard by the current owners, the property affords a stylish open plan living space on the ground floor comprising a welcoming entrance hall with several storage cupboards, a bright west-facing living room overlooking the rear garden and a well-equipped kitchen/dining room with a recently fitted white suite and all appliances. Upstairs, the main bedroom is located at the rear of the house and benefits from two built in wardrobes, whilst there are two further bedrooms (one double, one single - currently used as a home office) overlooking the front garden and a refitted bathroom suite. Other benefits include gas/radiator central heating, double glazing, stripped and waxed original floorboards and quality fixtures and fittings! Externally, the front garden has been landscaped for easy maintenance, whilst the rear garden extends around 35 ft in length and enjoys a sunny westerly aspect - a "sun trap" in the summer months, perfect for BBQs' and al-fresco dining. In relation to local facilities, Carshalton Beeches and BR station (accessing East Croydon and London Bridge) are located 0.4 miles away (c 10 minutes walk), whilst Carshalton Village and Carshalton BR station (Clapham Junction & London Victoria) are only marginally further away (0.6 miles - 12 minutes walk). Centrally located, there are several excellent local schools within a half mile radius - including St Philomenas, St Marys and All Saints, whilst there are five Grammar Schools and several excellent private/independent schools within a three mile radius of the Village. Viewing of this homely, stylish and well equipped home is highly recommended - so call today to book your appointment!



- Available 4th December 2023 - Furnished
- Silverman Black is delighted to offer this refurbished & stylishly presented three bed end-terrace house located close to the heart of Carshalton and close to two BR stations
- The ground floor open plan accommodation comprises a welcoming entrance hall with several deep storage cupboards, a fully equipped kitchen/dining room and a bright, west facing living room
- Upstairs there are two generously proportioned double bedrooms and a good size single bedroom (currently used as a home office) and a refitted bathroom
- Other benefits include stripped waxed floor boards, double glazing & gas/radiator central heating
- Externally, the front garden is "easy maintenance", whilst the rear garden extends almost 35ft and enjoys a sunny westerly aspect.
- Council Tax Band "D"; EPC rating "C" (73/86)
- Local facilities include: Carshalton Beeches BR station & shops 0.4 miles (10 minutes walk); Carshalton Village BR station 0.6 miles (12 minutes walk); Carshalton High Street, The Grove and The Ponds 0.4 miles; The Westcroft Leisure Centre 0.75 miles
- Excellent Educational facilities including St Philomena's, St May's and All Saints schools are within 0.5 miles, five Grammar Schools & several excellent private/independent schools all with a three mile radius
- Viewing highly recommended - so call today to book your appointment to visit

