



# SILVERMAN BLACK

PROPERTY SPECIALISTS





## 82 Gordon Road

Carshalton, SM5 3RE

Price Guide £725,000

Silverman Black is delighted to offer this spacious and hugely extended four bedroom, two bathroom Edwardian family home to the market, located in a sought after residential street only a five minute walk from the shops and BR station at Carshalton Beeches. A charming and characterful period piece, recent owners have sought to retain many of the features of this beautiful home whilst additions both to the rear of the house and a loft conversion have substantially upgraded its overall accommodation. On entering the property, the entrance hall affords access to a light and airy open plan living space incorporating the original lounge, dining room and kitchen - now enhanced with a full width, beautifully fitted kitchen/breakfast room on the ground floor - plus a sizable, useful basement. On the first floor, there are two generously proportioned double bedrooms, a single room plus a refitted bathroom suite, whilst a loft extension provides a further large double bedroom, an en-suite shower room and ample eaves storage space. Apart from the sheer size of the property, it's the "little touches" that make this house into a desirable home - the bi-fold doors to the rear garden, the three large skylight windows in the kitchen, the plantation style shutters in several rooms, the upright "school style" radiators and the truly luxurious kitchen suite to name but a few of the upgrades! Outside, the house is well screened from the road, whilst the rear garden incorporates a substantial "deck" with steps down to a sizable Astroturf play area for the kids! Local facilities include Carshalton Beeches BR station (400 m away) and Stanley Park (50 m), whilst the Village, Carshalton Park and the Ponds are within 1 mile. There are myriad excellent local schools (Stanley Park Juniors, Bandon Hill Woodfield, St Philomenas & St Marys) within a similar radius, with five Grammar Schools and some excellent Independents within 3 miles. Viewing highly recommended - so book to visit today!

- A charming and beautifully presented four bedroom, two bathroom Edwardian home with both a substantial kitchen/breakfast room extension & a loft conversion
- Extensive accommodation incorporating three well-defined reception areas, a luxurious kitchen suite and a large cellar on the lower floors, with three double bedrooms, a single room and two bathrooms upstairs
- Well screened front garden, a sizable raised Deck and a generous Astroturf play area for the kids
- Many retained original features including many ceiling mouldings & cornicing and a stunning wrought-iron fireplace in the living room
- Other benefits include Plantation style shutters in several rooms, bi-fold doors to the rear garden, three large skylights in the kitchen, school-style radiators on the ground floor, double glazing & gas/radiator central heating
- Freehold, Council Tax Band "E", EPC rating "C" (72/85)
- Located only about 400 m from Carshalton Beeches shops and BR station - giving access to East Croydon & London Bridge - and 50 m from the entrance to Stanley Park
- Carshalton Village, The Ponds & Carshalton Park are all within 1 mile radius - as are excellent educational facilities including Stanley Park Juniors, Bandon Hill Woodfield, St Philomenas & St Marys
- Five Grammar Schools plus a number of exceptional Independent and Private Schools are also located within 3 miles
- Viewing of the beautifully presented & characterful home is highly recommended - so call today to book your visit!

