



TOTAL APPROX FLOORPLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND GARAGE AND OUTBUILDING 1971 SQ.FT (183 SQ.M)  
TOTAL APPROX FLOORPLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT AND GARAGE AND OUTBUILDING 2798 SQ.FT (260 SQ.M)  
TOTAL APPROX FLOORPLAN AREA INCLUDING RESTRICTED HEAD HEIGHT AND GARAGE AND BRAEMBLE BANKS, SM5

**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## 7 Bramble Banks

Carshalton, SM5 4QE

Offers Over £675,000

A unique house, in a unique location! Silverman Black is delighted to offer this amazing & characterful four/five bedroom detached house located in a private unadopted road, less than 20 yards from open Surrey countryside. Available for the first time since 1966 - when we say this is a "once in a lifetime chance" to view this property, we're not joking! The property is one of the most surprising instructions this year - looking to all the world like a small detached bungalow - whilst, in reality, nothing could be further from the truth! The ground floor affords a large L-shaped open plan living room with a conservatory extension beyond, an eat-in kitchen/breakfast room, three sizable double bedrooms, a full bathroom and a separate additional WC. Upstairs there are two useful rooms which could be used as bedroom accommodation or storage, although the access staircase is fairly steep. What is completely unexpected though is that, as the property is built onto a slope, there is a vast basement level with more than adequate head height, which we feel could be converted into an amazing "American style" TV den, with a utility room and WC beyond. Although not offering any guarantees, with the help of an architect, some imagination and an amount of money, we do think that something quite "special" can be made out of this area! The property will require some updating and modernisation - but the sheer size of the house and its location will hopefully far outweigh any concerns on this score! Externally, there is an integrated single garage, a large mature walled rear garden measuring around 60 ft x 50 ft. Viewing is essential - it could be another 55 years until you get the chance again! Book your appointment today.

- One of this year's most surprising instructions - a unique house, in a unique location - only yards from open countryside
- A chalet style bungalow with 4 or 5 bedrooms and generous living space, the property also affords a voluminous basement level with exceptional head-height - perfect for an American style den or further living accommodation
- Welcoming entrance hall, a large open plan lounge/dining room, conservatory, eat-in kitchen/breakfast room, three full double bedrooms, bathroom & additional WC on the entrance level
- Two upstairs rooms, and access from the hallway to a vast basement comprising several storage rooms, a utility room, & gardeners WC - but with potential for so much more!
- Further potential to extend - both into the loft, basement or by converting the garage, (STPP)
- Single attached garage, off street parking, large mature rear garden
- EPC rating: F
- Located right on the southernmost borders of London - c 20 minutes walk to Carshalton Beeches BR station, easy access to several excellent local schools including Oaks Park, Stanley Park & Bandon Hill Woodfield
- Viewing highly recommended

