



GROUND FLOOR
 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and fixtures are approximate and no responsibility is taken for any error or 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





5 Lavender Close

Carshalton, SM5 3EH

Offers Over £325,000

Silverman Black is delighted to offer this spacious and well presented two bedroom ground floor garden maisonette, located in a small private close within around 10 minutes walk of Wallington BR station. Backing onto mature allotments, the apartment affords generous and well proportioned accommodation incorporating a large living room, two good-sized bedrooms, a well equipped kitchen and a refitted bathroom internally, whilst externally there is parking for one vehicle at the front, a single garage to the rear and "wrap-around" garden space to the side and behind the building - perfect for BBQs or just a quiet drink on a summer's evening. Other benefits include double glazing, gas/radiator central heating and a long lease, which was renewed in 2017 and low annual running costs. Carshalton Village centre, Grove Park and the Westcroft leisure centre are all about 10 minutes walk away - whilst Carshalton BR station is 0.8 miles (16 mins walk) away; Wallington town centre and BR station is 0.6 miles (11 minutes walk) away. Viewing of this delightful & well located home is essential - so call today to book your appointment.

- A spacious and well presented two bedroom ground floor maisonette with parking, a garage and a wrap-around garden
- Accommodation incorporates a good size living room, two generous bedrooms, a well equipped kitchen and a refitted bathroom
- Quiet location, backing onto mature allotments, parking & single garage, outside space to the side & rear of the building
- Double glazing & gas/radiator central heating; long lease (renewed in 2017) and low annual outgoings
- EPC rating: D (63/74)
- Carshalton Village, Grove Park and the Westcroft leisure centre are only 10 minutes walk away (0.5 miles), whilst Carshalton BR station is 0.8 miles distant - 16 minutes walk
- Wallington town centre and BR station are approx 11 minutes walk away - 0.6 miles
- Viewing is highly recommended - so call today to book your appointment

