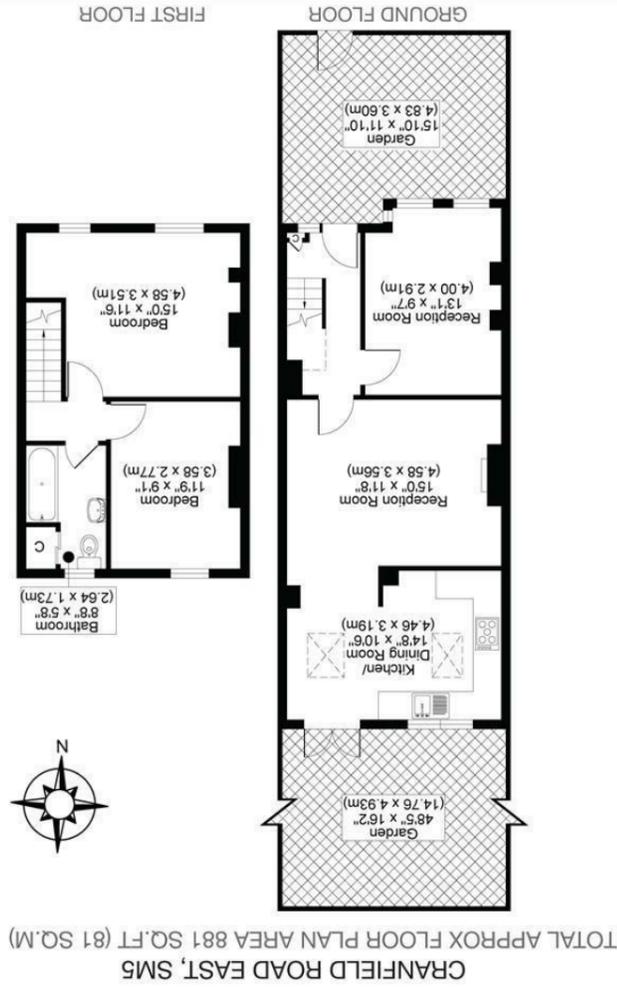




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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





## 38 Cranfield Road East

CARSHALTON, SM5 4LR

Offers Over £430,000

Silverman Black is delighted to offer this charming extended character cottage located on a pleasant residential street on the southernmost borders of Carshalton, within a stone's throw of the the open Surrey countryside. Stylishly presented by the current owners, the Victorian structure has been substantially extended to provide a wonderful, largely open-plan living area at the back of the house comprising a generous lounge area with a bright and well-equipped kitchen/dining room, in addition to the cottage's original lounge - a useful second reception room which could be used as a TV room or playroom or even a home office the the current environment! Upstairs, there are two well-proportioned double bedrooms, with a full bathroom suite (formerly the third bedroom) and access to a substantial loft area. Externally, there is ample on-street parking and a small gated front garden, whilst to the rear there is a delightful 60 ft, south facing garden, which is mainly laid to lawn and incorporates a good size timber shed. In terms of local facilities, there are several excellent local primary & secondary schools within a 10 minute walk (including Oaks Park High, Stanley Park Juniors & Bandon Hill Woodfield), Oaks Park and Golf Club are less than 1 mile distant and both Wallington BR station and Carshalton Beeches are approximately 20 minutes walk (1.1 miles) distant. We strongly recommend viewing this lovely "period" home in a perfect, quiet location! Call us today to book an appointment.

- A delightful extended Victorian cottage located on Carshalton's southernmost borders, within a stones throw of open countryside
- The accommodation comprises an open plan living area incorporating a sizable lounge and a bright & well equipped kitchen/dining room, in addition to the original lounge - a useful second reception which could be used as a playroom, TV room or office
- Two well-proportioned double bedrooms with a full bathroom suite on the first floor
- A sunny, south-facing rear garden extending around 60 ft and incorporating a large timber shed
- Stylish presentation - a house "ready to move into"!
- EPC rating: D (67/86)
- Oaks Park High School, Stanley Park Juniors & Bandon Hill Woodfield schools all within 10 minutes walk, under 1 mile to Oaks Park & Golf Club, approx 20 minutes walk to Carshalton Beeches & Wallington BR stations (approx 1.1 miles)
- Viewing highly recommended - so book your appointment today

