



SILVERMAN BLACK

PROPERTY SPECIALISTS





15 Oaks Way

Carshalton, SM5 4NQ

Offers Over £775,000

Open Day - Saturday 10th September - call today to book your private viewing appointment. Silverman Black is delighted to offer this stylish and vastly extended four bedroom semi detached family home, located in a sought after residential street only 10 minutes walk (0.7 miles) from Carshalton Beeches BR station and within easy striking distance of several excellent primary & secondary schools including Barrow Hedges and Oaks Park High School. Individually and tastefully extended, the original accommodation has been substantially enlarged with a two storey side extension and a full-width rear extension - which itself creates the most enormous open plan living room which features a truly luxuriously appointed kitchen facility, an airy TV/family area and a spacious dining area with bi-fold door onto the rear sun deck! Other features of the ground floor include a separate living room (which could act as a fifth bedroom if required), an enclosed utility room and a full cloak/shower room facility. On the first floor, although it would have been possible to have five or even six bedrooms, the space has been configured to provide four substantial double bedrooms and a family bathroom - whilst the loft void could easily house two further rooms (STPP), if required. Outside, there is off street parking for three vehicles on a private hard-standing area, whilst to the rear, there is a 60 ft x 30 ft (approx) private back garden with a large porcelain tiled deck, easy maintenance lawns, a summer house and a useful additional home office. A visually stunning home, beautifully presented internally, located in a convenient position for both commuters and families - we very strongly recommend booking a viewing - so call today and reserve your appointment!



- Open Day - Saturday 10th September - Book your appointment today
- A stylishly presented and hugely extended four/five bedroom semi detached home located within 10 minutes walk of Carshalton Beeches BR station, Barrow Hedges and Oaks Park High School
- Substantially extended with a large rear extension and a two storey side addition completely reinventing the accommodation on both levels
- Ground floor accommodation features a huge open plan living area with a sumptuous kitchen suite, an extra independent lounge, cloak/shower room & utility room
- The upstairs accommodation has been configured to provide four large double rooms and a family bathroom
- Off street parking for three vehicles, 60 ft rear garden with a large porcelain tiled sun deck, easy maintenance lawns, a summer house and a self-contained home office
- EPC rating "C" (74/82)
- Viewing highly recommended

