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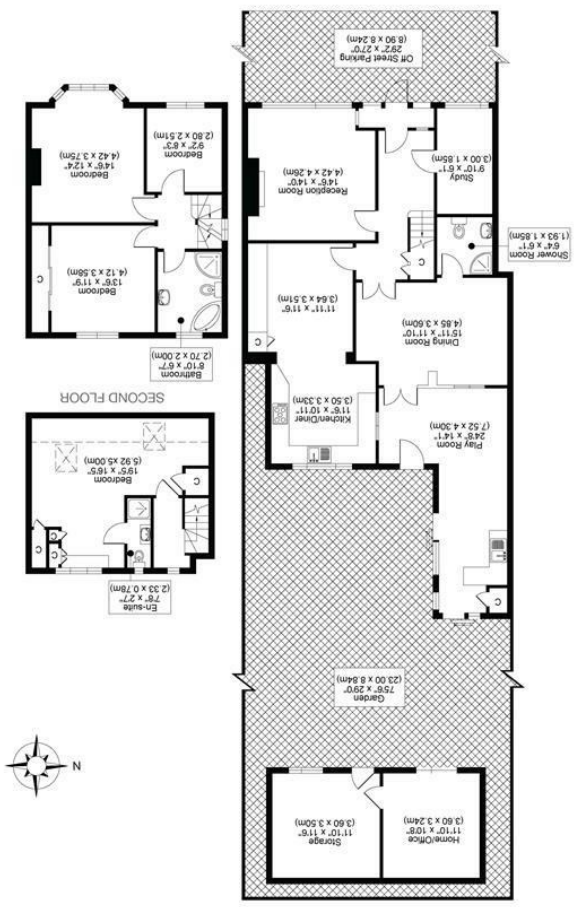
SILVERMAN BLACK
PROPERTY SPECIALISTS

DALMENY ROAD, SM5

TOTAL APPROX FLOORPLAN AREA INCLUDING OUTBUILDING 2275 SQ.FT (211 SQ.M)
TOTAL APPROX FLOORPLAN AREA EXCLUDING OUTBUILDING 2013 SQ.FT (187 SQ.M)



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.

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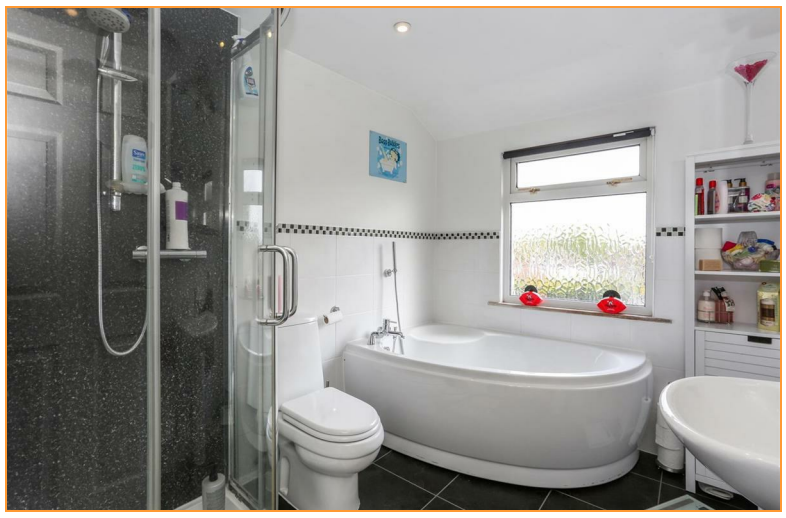
PROPERTY SPECIALISTS

23 Dalmeny Road, CARSHALTON, Surrey, SM5 4PW **£800,000**



23 Dalmeny Road

CARSHALTON, SM5 4PW

£800,000

Silverman Black is delighted to offer this enormous 4/5 bedroom semi-detached Edwardian house located in a sought after residential street on the southern borders of Carshalton. Located only about a five minute walk from the open Surrey countryside, the property has been substantially extended, with a large "wrap around" addition on the ground floor which now affords extensive, flexible accommodation including four reception rooms, two kitchen areas, a study/bed 5 and a fully equipped shower suite - hence there is real possibility of creating a self contained one bedroom annex, should this be required! Upstairs on the two two floors, there are four genuine double bedrooms including a loft extension, with a full family bathroom suite and an ensuite shower with the master bedroom. Apart from the sheer size and scope of the accommodation, the property offers all of the usual charm & character of the original Edwardian construction, with large square rooms, high ceilings and a fantastic original fireplace in the lounge. Externally the property has off street parking to the front of the house for 3 - 4 large vehicles (SUVs & Camper Vans) whilst to the rear, the garden extends around 80 ft and incorporates several decked seating areas, a hot tub, an astroturf lawn and a detached 22 ft x 12 ft building - currently divided for use as garden storage and a large home office. Overall, a large family home, affording extensive and flexible accommodation, located in one of Carshalton's most sought after residential locations. Viewing is very highly recommended - so please call us today to book an convenient appointment.

- An impressively sized, characterful 4/5 bedroom, 3 bathroom, 4/5 reception semi-detached Edwardian family home close to the southern most border of town and the open Surrey countryside
- Substantially extended with a ground floor "wrap around" addition, a loft extension and a large home office facility at the end of the garden
- Extensive & flexible accommodation offering potential for a self contained ground floor annex, if required
- Full double glazing, gas/radiator central heating, ample private parking for several large vehicles
- Vacant possession may be available, by negotiation
- EPC rating: E (56/75)
- Wallington BR station 0.8 miles (15 minutes walk); Stanley Park Juniors & Bandon Hill Woodfield are less than 400 m distant; Oak Park High School 0.6 miles (12 minutes walk).
- Viewing very highly recommended - so book your appointment today