





27 Wallace Crescent

Carshalton, SM5 3SU

£525,000

Silverman Black is delighted to offer this spacious and well presented three bedroom semi detached house located in a sought after residential street close to the heart of Carshalton Village. Located less than 10 minutes walk from Carshalton Station, the property has been reconfigured on the ground floor to provide a stylish open plan kitchen/dining room which opens onto a sizable terrace - affording potential for a 3m - 4m rear extension under "permitted development". Overall, the accommodation comprises a good size entrance hall, a separate front reception and the kitchen/diner on the ground floor, with two double bedrooms, a single and the family bathroom on the floor above and a large loft, which again offers some potential for future extension. Externally, there is potential parking for one car at the front of the house but there is ample on street parking (the road is within a resident's permit controlled area Mon - Fri 9.00 am - 6.00 pm) whilst the rear garden extends around 60 ft, has a side access and is block paved - creating an "easy maintenance" area, perfect for BBQs & al-fresco dining in the Summer. The property will be being sold vacant and with no onward chain. Carshalton Village BR station is 0.4 miles distant (8 minutes walk), whilst Carshalton Beeches is only slightly further away (14 minutes). Morden Underground station (Northern Line) is just under 4 miles distant with a bus service from Pound Street. Several excellent local schools including St Philomenas and St Marys Junior School are located almost opposite the end of the road, whilst there are many other fantastic educational facilities within 0.5 miles. Carshalton Village, The Ponds, Grove Park and All Saints Church are all within 5 minutes walk. Viewing is very strongly recommended.



- Viewing is highly recommended
- A spacious and well presented three bedroom semi detached house located in a popular residential street close to the heart of Carshalton Village
- Accommodation comprises of an Entrance Hall, Lounge, Open plan Kitchen/Dining Room, Three well proportioned bedrooms (2 x doubles; 1 x single) and the family bathroom
- There is potential parking for one car at the front, resident's permit parking on-street; 60 ft block paved rear garden
- Ample potential for extension to the rear & into the loft (STPP/Permitted Development)
- Vacant possession - no onward chain
- Freehold, Council Tax Band D; EPC Rating: D (58/83)
- 8 minutes walk to Carshalton Village station, 14 minutes to Carshalton Beeches BR station, several excellent local schools are immediately on hand, as is the Village centre, The Ponds, All Saints Church and Grove Park

