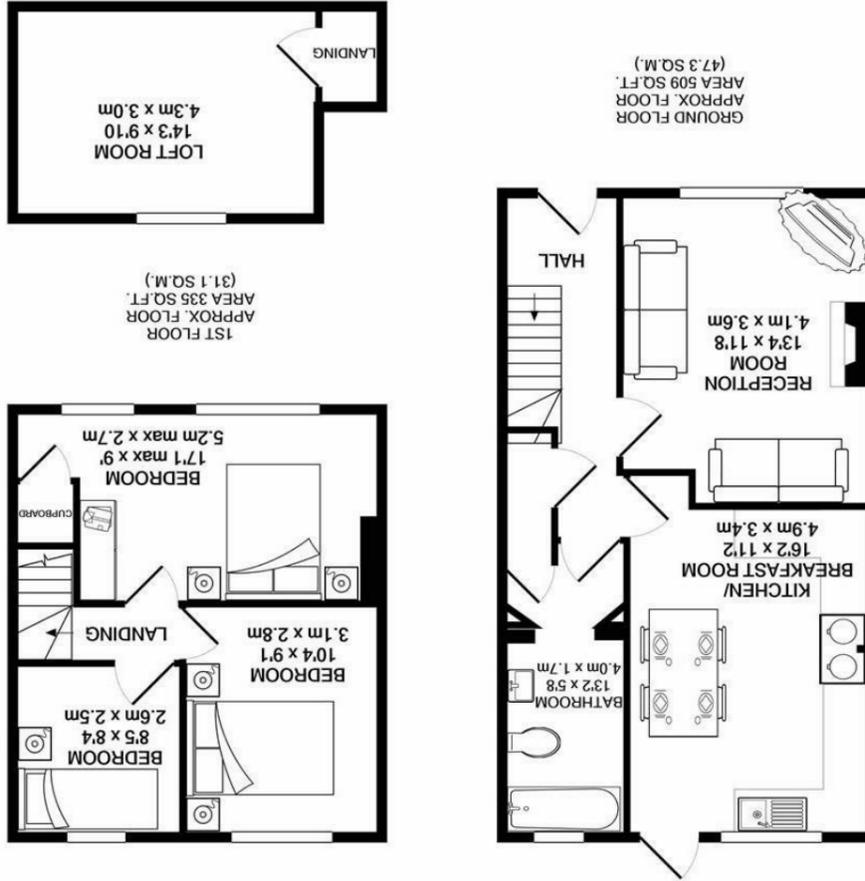


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR  
 APPROX. FLOOR AREA 153 SQ.FT. (14.2 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 997 SQ.FT. (92.6 SQ.M.)



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





## 15 Winchcombe Road CARSHALTON, SM5 1RD

**Price Guide £445,000**

Viewings available Friday 29th & Saturday 30th October. Silverman Black is delighted to offer this extended & much improved three bedroom terraced house located on a popular residential street, only a few yards away from Carshalton Boys secondary school. The property benefits from a substantial ground floor rear extension which more than doubles the size of the original kitchen and also makes the bathroom facility much more spacious, whilst there is also a useful loft room (approached via a pull down ladder in bedroom 2), which could easily be used as a home office or a play/hobbies room if required. Overall, the accommodation now offers a large independent living room, a spacious open plan kitchen/dining room with a recently refitted suite and Range style cooker, an extended refitted bathroom and ample storage on the ground floor, with three generously proportioned bedrooms on the first floor with the loft room above. Externally, there is off street parking for two vehicles to the front, and a 35 x 20 ft rear garden comprising of a patio area, a mature lawn with surrounding flower beds and a raised sun deck with a secure timber shed at the back of the area. Local facilities include a good parade of shops just around the corner and fantastic bus services to St Helier Hospital (0.5 miles) & Morden Underground Terminus (2.6 miles) whilst several excellent local schools are on the doorstep and Carshalton BR station is just under 1 mile distant. Viewing is highly recommended - so call today to book your appointment to visit.

- Viewings Available Friday 29th & Saturday 30th October
- Silverman Black is delighted to offer this much extended & flexible family home located only yards from Carshalton Boys Sports College.
- Accommodation comprises a good size independent living room, a large open plan kitchen/dining room with refitted suite and Range style cooker, an extended bathroom and ample storage on the ground floor
- Three generous and well-proportioned bedrooms on the first floor, with a loft room over
- Off street parking for two vehicles to the front, pretty 30 ft x 20 ft rear garden with a raised sun deck and secure shed
- Full double glazing & central heating, recently refitted kitchen and bathroom suites
- EPC rating: D (67/79)
- Good local shopping facilities, 0.5 miles to St Helier Hospital, 0.9 miles to Carshalton BR station, walking distance of several excellent local schools
- Viewing very highly recommended

