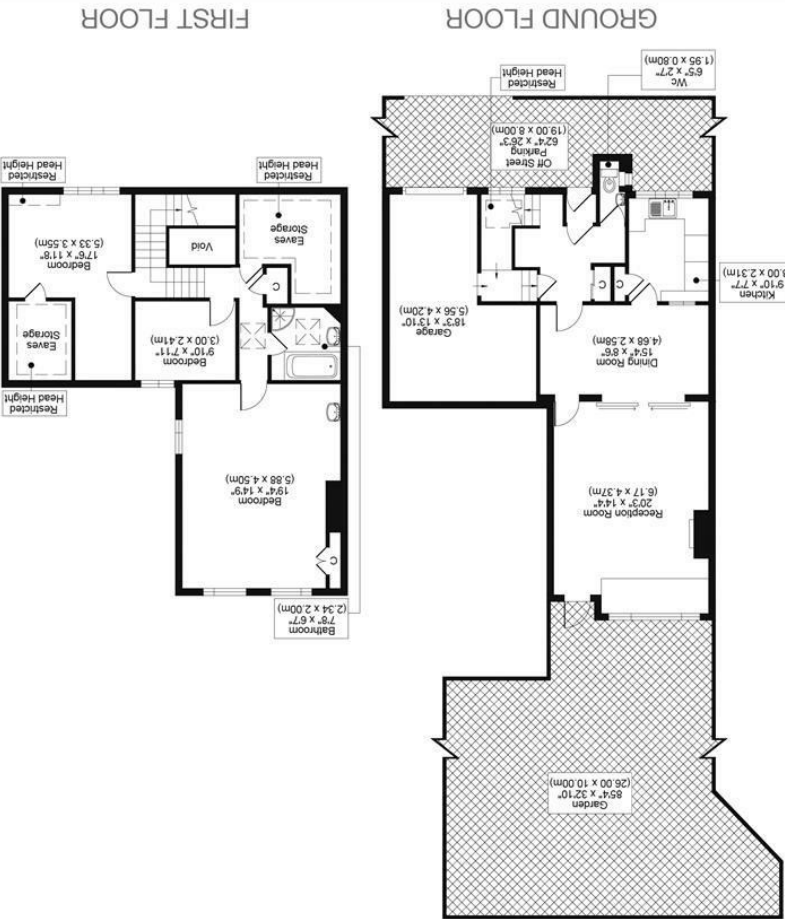


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



WEST STREET, SM5  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE AND RESTRICTED HEAD HEIGHT AND EAVES STORAGE 1717 SQ.FT (160 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE AND RESTRICTED HEAD HEIGHT AND EAVES STORAGE 1356 SQ.FT (126 SQ.M)







## 10 West Street

Carshalton, SM5 2QG

Offers Over £725,000

Barn Cottage is a "hidden local gem" – reputed to be one of the oldest structures in Carshalton and a "slice of the Village's history"! A charming Grade II listed, clapperboard-fronted cottage, the building was originally an open sided barn dating from around 1720, which has subsequently been sympathetically converted and substantially extended to the rear to provide well-proportioned accommodation spread over two floors. The property does, in truth, require a programme of updating and modernisation but affords two large reception rooms, a good size kitchen, a cloakroom and a vaulted hallway on the ground floor, with three generous bedrooms and a recently fitted four-piece bathroom suite upstairs. Outside there is extensive parking to the front - you could easily accommodate caravan or speedboat and still have parking for 3 - 4 cars - a large integral garage/workshop and a large (if somewhat overgrown) rear garden. Located right in the heart of the Village, backing onto the Ecology Centre and facing the Water Tower in St Philomena's grounds, the station is about five minutes-walk away, whilst the Grove (reputedly the finest example of a Victorian urban park in London), the Ponds, All Saints Church and the Village centre are all immediately on hand. In addition, the property would offer easy access to numerous excellent primary & secondary schools including St Mary's, All Saints, St Philomena's and The Harris Academy, whilst there are five Grammar Schools & several exceptional Independent Schools within a three mile radius. Viewing is highly recommended - so call today to book your appointment.



- A charming Grade II listed, extended barn conversion located right in the heart of Carshalton Village
- Reputed to be one of the oldest structures in the Borough with the earliest historical mentions dating from around 1720
- Being sold vacant and with no onward chain, but requiring modernisation & updating
- Accommodation comprising separate reception rooms, cloakroom, kitchen & hallway with vaulted ceiling; three generous bedrooms, recently refitted four piece bathroom
- Gated off street parking for several vehicles, large integral workshop/garage; irregularly shaped but good size rear garden (quite overgrown)
- EPC rating: TBC
- Central Village location - backing onto the grounds of the local Ecology Centre, 5 minutes walk to Carshalton BR station, the Village, The Ponds, All Saints Church & The Grove
- Viewing is highly recommended - so call today to book an appointment.

