



SILVERMAN
BLACK
PROPERTY SPECIALISTS





16 Buckhurst Avenue

CARSHALTON, SM5 1NX

Price Guide £675,000

Silverman Black is delighted to offer this hugely extended and reconfigured six bedroom/three bathroom semi detached family home, located on a popular and well regarded residential road just one mile from Carshalton BR station and close to several excellent local schools. Benefitting from a two storey side extension, a rear (kitchen) extension and a loft conversion, the property offers substantial & flexible accommodation spread over three floors - with the ground floor currently configured to provide a large double reception room, a luxury kitchen/dining room and a self-contained one bedroom annex! On the first floor, there are three double bedrooms, a family bathroom and a useful child's bedroom/nursery/office - with a further double bedroom and an ensuite shower located on the floor above. Externally, the house offers parking for two vehicles at the front, whilst to the rear there is a 45 ft easy maintenance, south facing rear garden which incorporates a generously proportioned shed/home office for anyone looking to work from home. In terms of local facilities, Carshalton BR station, affording regular fast trains to London Victoria (28 minutes), is almost exactly one mile distant (20 minutes walk). There are several excellent local schools & colleges within the same mile radius including Carshalton Boys and Carshalton Girls secondary schools, Carshalton Sixth Form College and both Victor Seymour and Rushey Meadow primary schools - whilst the London Borough of Sutton also hosts several excellent Grammar Schools and some top independent educational facilities. Morden Underground station is a 15 minute bus ride away, with access to the Wimbledon to Beckenham tram service (via East Croydon) at Mitcham Junction, which is about 1.5 miles distant. Viewing of this exceptional family home is very highly recommended - so call today to book your appointment to visit!



- A large, substantially extended six bedroom/three bathroom family home located in a popular residential street just one mile from Carshalton BR station
- Extensions include a two storey side addition, an enlarged luxury kitchen and a loft conversion
- Accommodation incorporates a large double reception, a completely refitted kitchen with bi-fold doors and a self contained one bedroom annex on the ground floor
- Three double bedrooms, a child's bedroom/nursery/office and the family bathroom on the first floor and a further double bedroom with an ensuite on the floor above
- Off street parking for two vehicles & a 45 ft south facing rear garden which also incorporates a full-width timber shed/home office
- Just one mile (20 minutes walk) to Carshalton BR station which offers regular fast trains to London Victoria (28 minutes)
- Several excellent local schools are within the same radius including Carshalton Boys & Carshalton Girls, Rushey Meadows and Victor Seymour primary schools & Carshalton Sixth Form College
- Access to several exceptional Grammar Schools and some top Independent facilities within the Borough
- Morden Underground station is a 15 minute bus ride away; Wimbledon to Beckenham Tram links (via East Croydon) available at Mitcham Junction
- Viewing highly recommended - so book your appointment today

