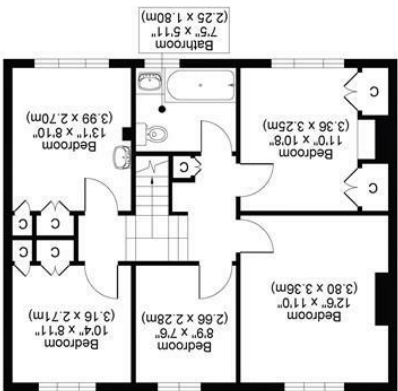


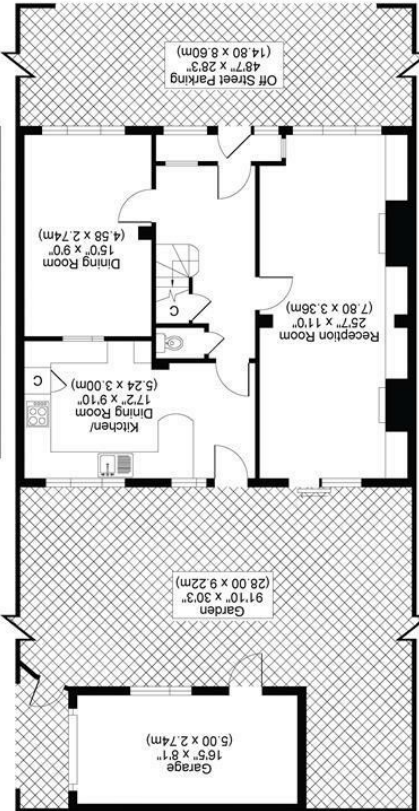
All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



FIRST FLOOR



GROUND FLOOR



COLSTON AVENUE, SMS
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1521 SQ.FT (141 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1388 SQ.FT (129 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS





33 Colston Avenue

Carshalton, SM5 2PH

Offers Over £700,000

Open Day - Saturday 16th April 2022 - call today to book your viewing. Silverman Black is delighted to offer this well presented and much extended five bedroom semi detached house, positioned in a prime residential street only about five minutes walk from Carshalton BR station and several excellent local schools. Benefiting from a substantial two storey side extension, the house offers fantastic family accommodation which, on the ground floor, incorporates a bright dual aspect "thorough" living room, a separate dining room (which could afford potential for a sixth bedroom), a cloakroom and an enlarged kitchen/breakfast room, which is well equipped with Shaker style units and Stoves appliances. Upstairs, all five bedrooms are spacious and well-proportioned, and the family bathroom is well equipped with an over bath shower. Externally, there is private, off street parking for two vehicles, whilst the rear garden is a particular delight. Extending over 90 ft, the back garden is a mature and colourful feature of the property with a sun terrace which fronts onto a well maintained area of lawn with well-stocked flower beds and borders surrounding - a "riot of colour" in the summer months. In addition, at the back of the garden, there is a single garage, a greenhouse and a storage shed. This property is being offered vacant and with no onward chain. Carshalton BR station is 0.2 miles distant (3 mins walk), whilst Carshalton High School for Girls, St Philomena's, St Marys and The Harris Academy are all less than half a mile distant - less than 10 minutes walk. Call today to book an appointment.



- Open Day - Saturday 16th April - Call today to book your appointment
- A delightful and well presented five bedroom semi-detached house located in a prime, central location, close to Carshalton BR station and several excellent schools
- Being sold with no ongoing chain
- Fantastic family accommodation with a large through living room, separate dining room, well equipped kitchen and five well-proportioned bedrooms
- Off street parking for two vehicles, single detached garage & substantial, mature gardens extending over 90 ft
- Excellent decorative condition
- EPC rating: Awaited
- Carshalton BR station approx 0.2 miles away (3 mins walk); Carshalton High School for Girls, St Philomenas, The Harris Academy and St Marys Catholic Federation schools are all less than 10 minutes walk away
- Viewing is strongly recommended - so call today to book an appointment

