

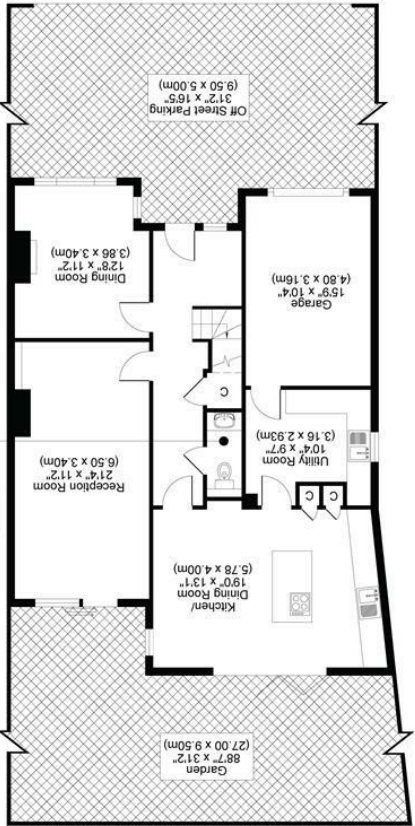
All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



FIRST FLOOR



GROUND FLOOR



COLSTON AVENUE, SM5
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1759 SQ.FT (163 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1588 SQ.FT (148 SQ.M)





5 Colston Avenue

Carshalton, SM5 2PH

Offers Over £725,000

Silverman Black is delighted to offer this beautifully presented, flexible and much extended 4/5 bedroom family home to the market, located only about 5 minutes walk away from Carshalton BR station. Substantially extended to the rear on the ground floor and with a two storey side extension, the property offers extraordinary family accommodation which has been thoughtfully planned to maximise space and light and is stylishly presented by the current owners. On the ground floor, the independent front reception room has potential to provide additional bedroom accommodation if required, with the extended main living room now located to the rear of the house affording direct access onto the deck and gardens. The kitchen has been massively extended and fitted to a very high standard - and also has wide bi-fold doors with stunning views over the garden and access onto the rear terrace - whilst there is additionally a cloakroom, a self contained utility and a very large integral garage (with potential for conversion STPP). On the first floor, one of the original bedrooms has been repurposed as a second family bath/ shower room, whilst all four of the bedrooms could easily be regarded as being generous "double" rooms. Externally, there is private, off street parking for at least 3 vehicles (plus the garage), whilst to the rear, the garden is a particular delight! Measuring almost 90 ft x 30 ft, this sunny mature and well stocked garden incorporates a tiered deck with steps down to manicured a lawn with shaped flower borders which are a "riot of colour" at present! Perfect for kids, pets, family BBQs or al-fresco dining on a warm summers evening! Viewing of this beautiful home is very highly recommended - so please call today to book your appointment.



- A stylish and substantially extended four/five bedroom semi detached house located within about 5 minutes walk of Carshalton BR station
- Voluminous but flexible accommodation on the ground floor incorporating an extended living room, a separate front reception/bedroom 5, a chic "fully loaded" open plan kitchen/breakfast room with bi-fold doors to the rear terrace, utility room & cloakroom
- Four generous double bedrooms are located upstairs with two full bath/shower rooms
- Off street parking for three vehicles plus the integral garage - and a stunning 90 ft rear garden with a substantial rear terrace, mature & well stocked flower beds and manicured lawns. Perfect for entertaining!
- Potential for further extension into the loft or a garage conversion project (STPP)
- EPC rating: C (72/85)
- 0.25 miles from Carshalton BR station, easy access to several exceptional schools including St Philomena's & St Marys, only 0.5 miles from the Village centre, The Grove, Carshalton Ponds and All Saints Church
- Viewing is strongly recommended - so please call today to book your appointment

