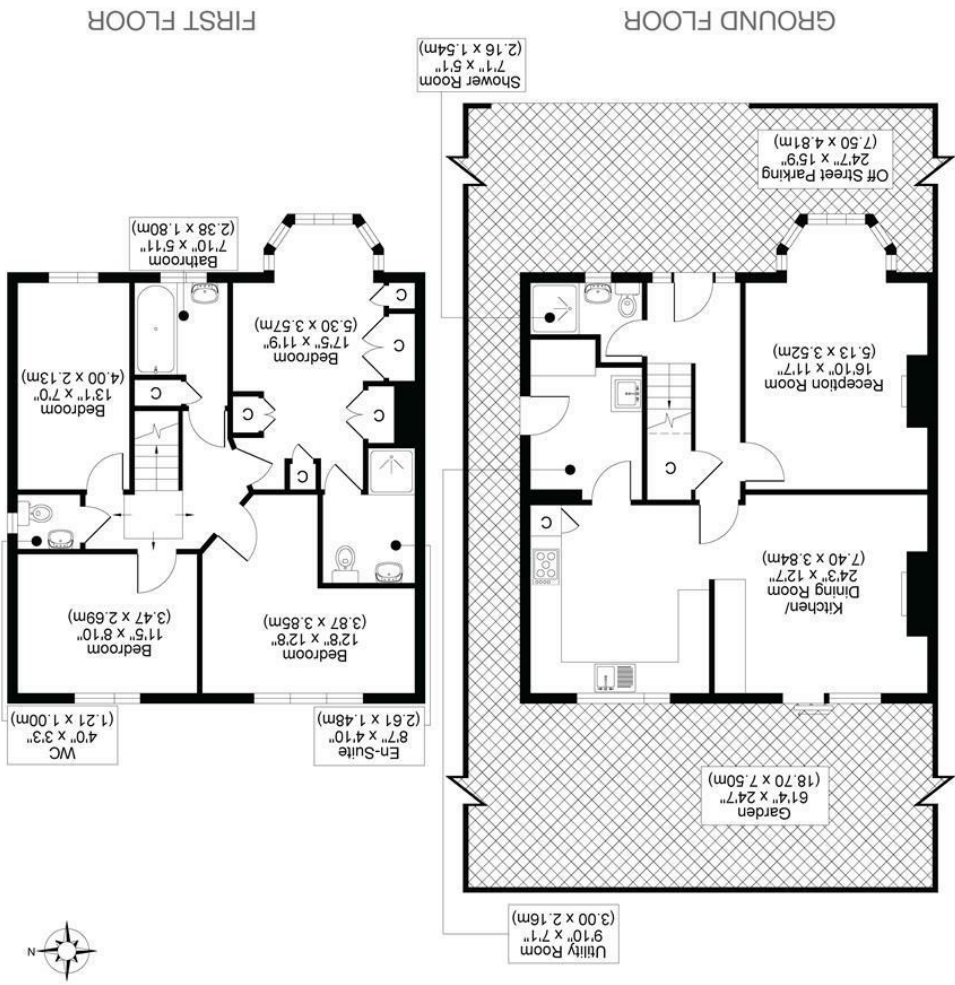




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HIGHFIELD ROAD, SM1  
TOTAL APPROX FLOOR PLAN AREA 1355 SQ.FT (126 SQ.M)

SILVERMAN  
BLACK  
PROPERTY SPECIALISTS







## 21 Highfield Road

Sutton, SM1 4JY

£2,200 PCM

Available 1st September 2021 - Part or Unfurnished. Silverman Black is delighted to offer this well presented and substantially extended four bedroom, three bathroom semi detached family home positioned on a favoured residential street, only about 10 minutes walk from Carshalton BR station. Benefiting from a large two storey side extension, the ground floor accommodation now comprises a welcoming entrance hall with a down stairs cloak/shower room and a generous front reception room, whilst the original dining room and kitchen (which has been extended behind the garage) have been combined to provide a wonderful open plan eat-in facility with a sizable utility room. Upstairs, the owners have created an additional shower room ensuite to the main bedroom, whilst the first floor extension means that all four bedrooms are good size double rooms, whilst the family bathroom has also just been refitted. Externally, the property has block-paved off street parking for two cars whilst to the rear there is a private 60 ft west facing rear garden with a useful gated side access, a good size timber shed and a new "decked" terrace. Carshalton BR station, which affords 4 fast trains per hour to London Victoria, is 0.5 miles distant, whilst Carshalton Beeches station is approx 0.6 miles away, offering fast trains to London Bridge. Several excellent local schools are also close at hand - with St Philomenas, St Marys RC Junior School and the Harris Academy all only about 10 minutes walk away. Viewing is very strongly recommended - so please call today to arrange a visit.



- Available 1st September 2021 - Part or Unfurnished
- The perfect family home - a great location and fantastic accommodation incorporating four double bedrooms, three bathrooms, a large independent lounge and a fantastic open plan diner with a fully loaded kitchen area
- Other benefits include an additional WC on the first floor, a sizable utility room, off street parking for two cars and a lovely 60 ft private west-facing rear garden
- Excellent decorative condition, full double glazing, gas/radiator central heating and two working log-burning stoves
- EPC rating: D (62/84) report conducted in 2013
- Carshalton BR station is only 10 minutes walk away (0.5 miles); Carshalton Beeches BR station 0.6 miles distant (12 minutes walk)
- Several excellent local schools are close at hand with St Philomena's, St Marys RC Junior School & the Harris Academy all within half a mile, with All Saints, Carshalton Girls and Manor Park slightly further afield
- Viewing highly recommended - so book your viewing appointment today

