







## 10 Lavender Road

CARSHALTON, SM5 3EF

Price Guide £495,000

Silverman Black is delighted to offer this charming and characterful semi-detached Victorian cottage, situated in sought after residential enclave within walking distance of both Wallington BR station/town centre and the shopping facilities of Carshalton Village. Originally a three bedroom house, a previous owner has reconfigured the smallest bedroom to create a walk-in dressing room and an en-suite bathroom - so the current accommodation incorporates two well-proportioned reception rooms, a sizable & well-equipped kitchen and a cloakroom on the ground floor, with two generous double bedrooms, the dressing room and the en-suite bathroom on the first floor. Externally, the property has the benefits of a private block paved parking area at the front and a secure 55 ft rear garden, which enjoys a bright south-easterly aspect and is mainly laid to lawn. Wallington town centre and BR station (giving access to London Bridge & East Croydon) is only ten minutes walk/0.5 miles away - whilst Carshalton High Street is roughly a five minutes walk from the house. Other local facilities include The Westcroft Leisure Centre and The Grove - one of London's premier Victorian urban parks - which are 0.25 miles distant, whilst All Saints Junior School and Wallington County Boys Grammar School are both with a ten minute walk. A delightful and charming cottage, viewing is very strongly recommended - so call today to book an appointment.



- A charming and characterful semi detached Victorian cottage located in a central location affording easy access to both Carshalton and Wallington
- Accommodation comprises of two well-proportioned reception rooms , a well-equipped kitchen and cloakroom on the ground floor, with two double bedrooms, an en-suite dressing room & bathroom on the first floor
- Private off street parking for one vehicle to the front, 55 ft south-east facing rear garden
- Potential to extend into the side-return or loft, under permitted development/planning consent
- Central heating to radiators & double glazing
- EPC rating "E" (53/76); Freehold; Ciuncil Tax Band "D"
- Wallington BR Station 0.5 miles; Carshalton BR station 0.75 miles; All Saints Junior School & Wallington County Boys Grammar School both with 10 minutes walk; The Westcroft Leisure Centre, The Grove and Carshalton Parks all with 10 minutes walk
- Viewing of this delightful character home is very strongly recommended - so call today to arrange a convenient appointment

