

Cromwells



**32 Wellfield Gardens, Carshalton Beeches, Surrey, SM5 4EA**  
**Guide Price £1,200,000**

**A rare opportunity to acquire this immaculately presented, spacious, five bedroom detached double-fronted residence built in 1999 by Charles Church. The property forms part of a select development of detached houses in a quiet cul-de-sac and enjoys a lovely view over horse pastures and woodland at the rear.**



**\*Five Bedrooms \*Four Reception Rooms  
\*Three Bathrooms \*Large Garage**

**Entrance Hall - 11' 5" x 10' 6" (3.48m x 3.20m)**

Part glazed front door, double glazed window to front aspect, coved ceiling, wood laminate flooring, under stairs storage cupboard.

**Lounge - 25' 8" x 12' 10" (7.82m x 3.91m)**

A bright room with double glazed windows to the front and side aspects and patio doors leading to a paved patio area to rear aspect, gas fire with stone hearth and surround, coved ceiling, wood laminate flooring.

**Dining Room - 11' 10" x 10' 10" (3.60m x 3.30m)**

Double glazed windows to front aspect, wood laminate flooring, coved ceiling,

**Study/ Office - 13' 3" x 12' 6" (4.04m x 3.81m)**

Double glazed window to rear aspect, coved ceiling, wood laminate flooring, doors opening onto lounge.

**Downstairs Cloakroom**

Double glazed window to front aspect, wood laminate flooring, low level WC and wash hand basin.

**Kitchen/Breakfast Room**

Double glazed windows to rear aspect, range of wall and base units with tiled splash back, black granite worktop, one and a half stainless steel sink and drainer unit, integrated four ring electric hob, oven, grill, dishwasher, fridge freezer, tiled flooring.

**Utility Room - 8' 2" x 8' 11" (2.49m x 2.72m)**

Door leading to outside of the property, range of wall and base units, space for a washing machine and tumble dryer, access to loft space, wall mounted Worcester combination boiler, tiled flooring, door to rear of garage.

**Family Room - 11' 6" x 10' 10" (3.50m x 3.30m)**

Double glazed windows to the rear aspect with sliding patio doors leading out to the garden.



### **First Floor Landing**

Airing cupboard housing water tank, coved ceiling, access to loft space.

### **Bedroom 1 Master Suite - 16' 2" x 10' 11" (4.92m x 3.32m)**

Double glazed windows to front aspect, further window to the side, range of mirror fronted wardrobes, coved ceiling.

### **En-Suite Bathroom - 9' 7" x 7' 7" (2.92m x 2.31m)**

Fully tiled bathroom with panel enclosed bath and separate shower cubicle, double basins set in vanity unit and low level WC, double glazed window to rear aspect.

### **Bedroom Two - 13' 0" x 10' 10" (3.96m x 3.30m)**

Two double glazed windows to rear aspect, built in wardrobes.

### **En-suite Shower Room**

Fully tiled with a shower cubicle, wash hand basin and low level WC, double glazed window to side aspect.

### **Bedroom Three - 12' 9" x 10' 10" (3.88m x 3.30m)**

Double glazed window to front aspect, coved ceiling.

### **Bedroom Four - 10' 2" x 10' 2" (3.10m x 3.10m)**

Double glazed window to front aspect, coved ceiling.

### **Bedroom Five - 9' 7" x 9' 6" (2.92m x 2.89m)**

Double glazed window to rear aspect, coved ceiling.

### **Family Bathroom - 9' 7" x 6' 4" (2.92m x 1.93m)**

Fully tiled bathroom with panel enclosed bath and separate shower cubicle, wash hand basin, low level WC, double glazed window to rear aspect.

### **Outside -**

#### **Front Garden -**

Lawned front garden with beech hedge, shrub and flower borders, drive leading to garage, driveway for several cars.

#### **Rear Garden**

Landscaped garden providing a number of seating and entertaining areas, a large paved patio, decked BBQ area, ponds, shed and storage area. The whole garden overlooks paddocks which are protected green belt.





**Council Tax - G**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



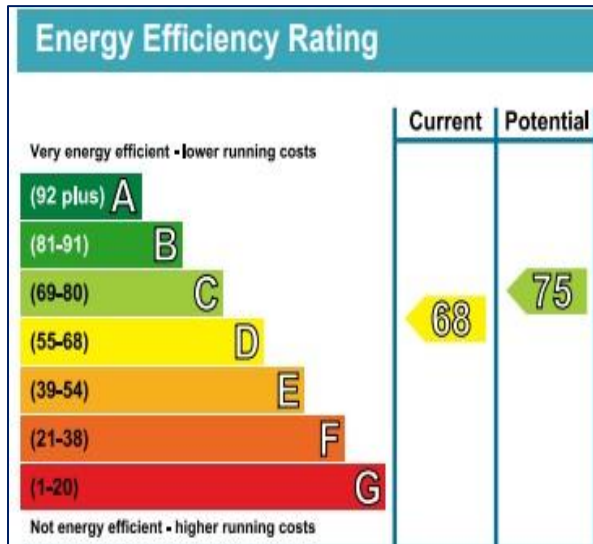
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