



**8 Wellfield Gardens, Carshalton Beeches, Surrey, SM5 4EA**  
**Guide Price £1,150,000**

**A large and imposing five bedroom detached residence, offered to the market in excellent decorative condition, forming part of a select Charles Church development, ideally located and enjoying superb views over horse paddocks and woodland.**



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

**Solid Wood Front Door To -**

**Entrance Hall -**

Double glazed windows, radiator, under stairs storage.  
Cupboard Door to:

**Downstairs Cloakroom -**

Low level WC, wash hand basin, radiator, double glazed window.

**Lounge - 26' 0" x 12' 7" (7.92m x 3.83m)**

Double glazed windows and patio doors to rear garden, radiators, feature fireplace. Double doors to:

**Dining Room - 13' 0" x 12' 6" (3.96m x 3.81m)**

Double glazed windows, radiator.

**Study - 10' 11" x 10' 9" (3.32m x 3.27m)**

Double glazed windows, radiator, broadband point.

**Modern Kitchen - 14' 10" x 10' 9" (4.52m x 3.27m)**

Sink unit with cupboards below, hardwood work surfaces with cupboards and drawers below, matching eye level cupboards, built in oven, hob and extractor hood above, integrated dishwasher, tiled flooring, double glazed windows.

Archway to:

**Breakfast Room - 9' 2" x 8' 9" (2.79m x 2.66m)**

Double glazed windows, radiator, tiled flooring. Door to:

**Utility room - 10' 1" x 6' 0" (3.07m x 1.83m)**

Sink unit with cupboards below, work surface, plumbing for washing machine, wall mounted boiler, double glazed windows and doors to side.

**Family Room - 11' 10" x 9' 3" (3.60m x 2.82m)**

Double glazed patio doors to rear garden, radiator.

Stairs to:



**First Floor Landing -**

Access to loft space, airing cupboard housing hot water tank.

**Bedroom 1 - 16' 0" x 12' 8" (4.87m x 3.86m)**

Dual aspect double glazed windows, built in wooden cupboards, radiator and air conditioning. Door to:

**En-suite bathroom -**

Panel enclosed bath, shower cubicle with wall mounted shower unit, his and hers sink units, low level WC, radiator, double glazed windows.

**Bedroom 2 - 13' 0" x 10' 7" (3.96m x 3.22m)**

Double glazed windows built in wardrobe cupboards, radiators and air conditioning. Door to:

**En Suite Shower Room -**

Shower cubicle with wall mounted shower unit, wash hand basin, low level WC, chrome towel radiator.

**Bedroom 3 - 12' 10" x 10' 8" (3.91m x 3.25m) Into Recess**

Double glazed windows, built wardrobe cupboards, radiators and air conditioning.

**Bedroom 4 - 11' 0" x 10' 1" (3.35m x 3.07m)**

Double glazed windows, radiator, built in wardrobe cupboards.

**Bedroom 5 - 9' 7" x 9' 3" (2.92m x 2.82m)**

Double glazed windows, radiator.

**Bathroom -**

Panel enclosed bath, shower cubicle with wall mounted shower unit, low level WC, pedestal wash hand basin.

**Outside -**

With paved patio area, lawn area, mature trees, covered BBQ area with decking, side access.

**To Front -**

Detached garage with power and light. Large driveway.





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



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



**020 8642 5468**

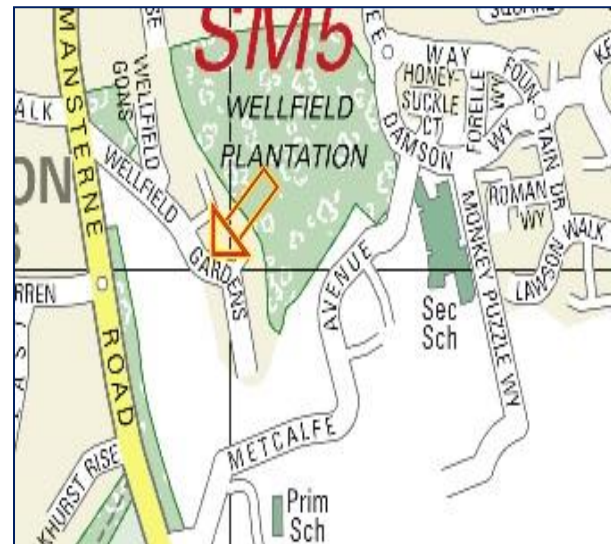


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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