

Cromwells



14 Woodstock Road, Carshalton, Surrey, SM5 3DZ
Guide Price £850,000

A large and impressive five bedroom period style detached property, offering extensive accommodation, consisting of five bedrooms, two large reception rooms, a 21ft kitchen/breakfast room, family bathroom and two en suites. The property is situated in a sought after location and backs onto Carshalton Park with stunning views.



- *120ft West Facing Rear Garden
- *Large in and out Driveway
- *Downstairs Cloakroom *Convenient Location

Part Stained Glass Front Door to:

Spacious Entrance Hall

Double glazed window, radiator, coved ceiling, door to:
Downstairs Cloakroom

Low level WC, wash hand basin, radiator, casement window, under stairs storage area.

Lounge - 18' 1" x 15' 8" (5.51m x 4.77m)

Double glazed bay window, further leaded light windows, feature fireplace, radiator.

Dining Room - 16' 9" x 14' 4" (5.10m x 4.37m)

Double glazed windows and French doors to rear garden, coved ceiling, radiator, feature fireplace.

Bedroom Five - 18' 2" x 10' 7" (5.53m x 3.22m)

Double glazed windows, radiator, double glazed door to rear garden.

En-suite Shower Room

Fully tiled shower cubicle, pedestal wash hand basin, low level WC, chrome radiator.

Kitchen - 21' 8" x 15' 1" (6.60m x 4.59m)

Sink unit with cupboards and drawers below, work surface with cupboards and drawers below, matching eye level cupboards, built in oven, hob and microwave, integrated fridge and freezer, double glazed windows, built in larder cupboard with plumbing for washing machine and wall mounted boiler, door to rear garden.

Stairs to Spacious First Floor Landing

Double glazed window to side, access to loft space, airing cupboard housing hot water tank.

Bedroom One - 16' 0" x 13' 7" (4.87m x 4.14m)

Double glazed bay window, coved ceiling, radiator, door to:

En-suite Shower Room

Fully tiled shower cubicle, wash hand basin, low level WC.

Bedroom Two - 14' 2" x 13' 4" (4.31m x 4.06m)

Double glazed windows, radiator, coved ceiling.

Bedroom Three - 11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window, radiator.

Bedroom Four/Study - 9' 8" x 6' 10" (2.94m x 2.08m)

Double glazed windows, radiator.

Bathroom

Panel enclosed bath with wall mounted shower unit, pedestal wash hand basin, low level WC, double glazed window, chrome towel radiator.

Separate WC

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

Outside

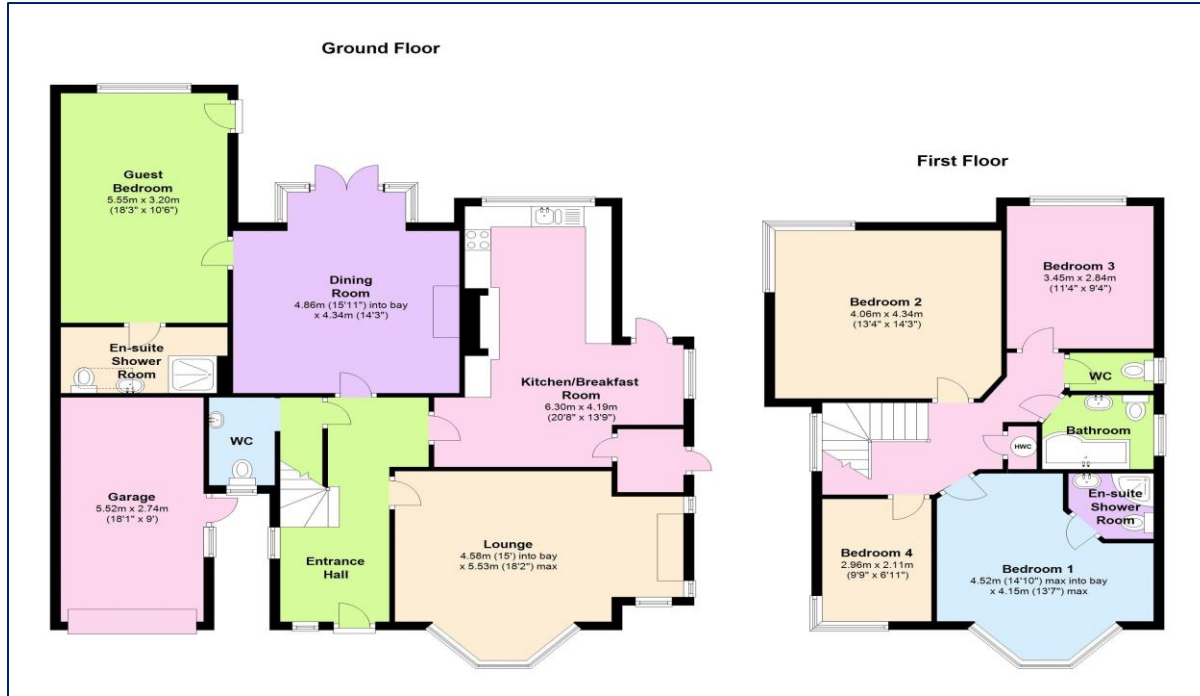
Superb west facing rear garden extending to approx. 120ft with large paved patio, garden shed, steps down to large lawn area with flower borders and beds, mature trees and shrubs, further garden shed to rear, side access.

Attached Garage

With power and light.

Large In and Out Driveway for Off Road Parking





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



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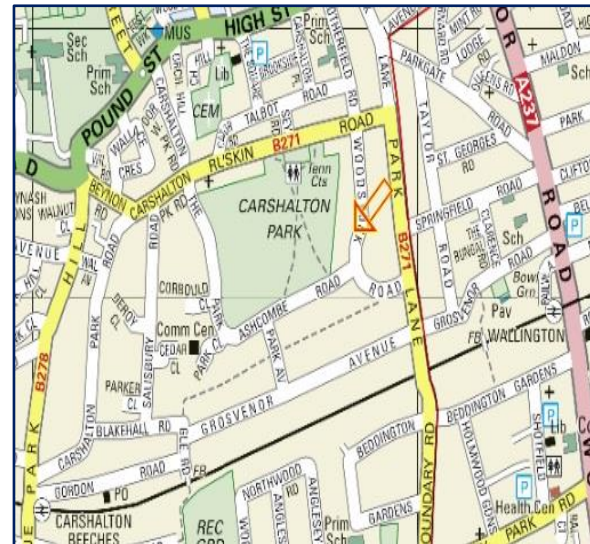


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www.cromwells.uk.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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