

A charming and well maintained three bedroom Semi Detached Chalet style family home offering spacious accommodation throughout with large driveway and stunning rear garden. Situated within easy walking distance to Carshalton train station and its excellent links into London, as well as Sutton town centre. Ideally located with good transport links and high performing local schools.





\*2/3 Reception Rooms \*Ground floor WC \*Conservatory \*Superb large rear garden

**Front door** Leading to porch

**Inner porch** Door leading to entrance hall

**Entrance Hall** Doors leading to:

Reception/Bedroom - 14' 9" x 10' 8" (4.49m x 3.25m) Bay window, front aspect

Reception Room 2 - 16' 1'' x 10' 8'' (4.90m x 3.25m) Opening through to dining area

**Dining area - 9' 6'' x 8' 6'' (2.89m x 2.59m)** Doors leading through to conservatory

**Conservatory - 15' 11'' x 12' 0'' (4.85m x 3.65m)** Leading from both dining area and kitchen. Doors leading to garden

**Kitchen - 16' 3'' x 8' 8'' (4.95m x 2.64m)** Door leading to conservatory

**Bedroom 3/Office - 8' 6'' x 7' 6'' (2.59m x 2.28m)** Front aspect, bay window

**Ground floor WC** 

**Stairs to first floor landing** Doors to:

**Bedroom 1 - 14' 9'' x 12' 6'' (4.49m x 3.81m)** Front aspect, eaves storage

Bedroom 2 - 16' 9" x 11' 2" (5.10m x 3.40m) Rear apsect

Family bathroom - 7' 7" x 6' 9" (2.31m x 2.06m)

**Separate WC** 

Outside

Large rear garden Side access, shed/workshop

Large driveway for off road parking





