



Harrow Road, Carshalton, Surrey, SM5 3QF
O.I.E.O. £750,000

An attractive and extended four double bedroom semi-detached house with west facing rear garden. The property provides generous accommodation, including a large open plan kitchen/living area, as well as two further reception rooms. The property is ideally located, within walking distance of Carshalton and Carshalton Beeches train stations as well as an array of well performing schools.



***Four double bedrooms *Two bathrooms
*Open plan kitchen/living *No chain**

Entrance Hall

Leading to:

Lounge - 12' 2" x 11' 6" (3.71m x 3.50m)

Front aspect, carpeted, window shutters

Kitchen/Dining Room - 26' 0" x 19' 10" (7.92m x 6.04m)

Large and beautiful, modern open plan kitchen/living area with an island and leading into the family room

Family room - 14' 5" x 8' 7" (4.39m x 2.61m)

Bifold doors opening in to the garden, skylights

Utility room/Downstairs WC - 8' 11" x 5' 0" (2.72m x 1.52m)



First Floor Landing

Leading to:

Bedroom 1 - 12' 2" x 10' 3" (3.71m x 3.12m)

Front aspect, carpeted, en-suite shower room

Bedroom 2 - 10' 10" x 10' 3" (3.30m x 3.12m)

Rear aspect, carpeted

Bedroom 3 - 10' 10" x 8' 11" (3.30m x 2.72m)

Rear aspect, carpeted

Bedroom 4 - 10' 3" x 8' 11" (3.12m x 2.72m)

Front aspect, carpeted

Study/Bedroom - 9' 11" x 8' 11" (3.02m x 2.72m)

Front aspect, floor panels

Family Bathroom - 7' 7" x 5' 8" (2.31m x 1.73m)

Rear aspect, modern bathroom

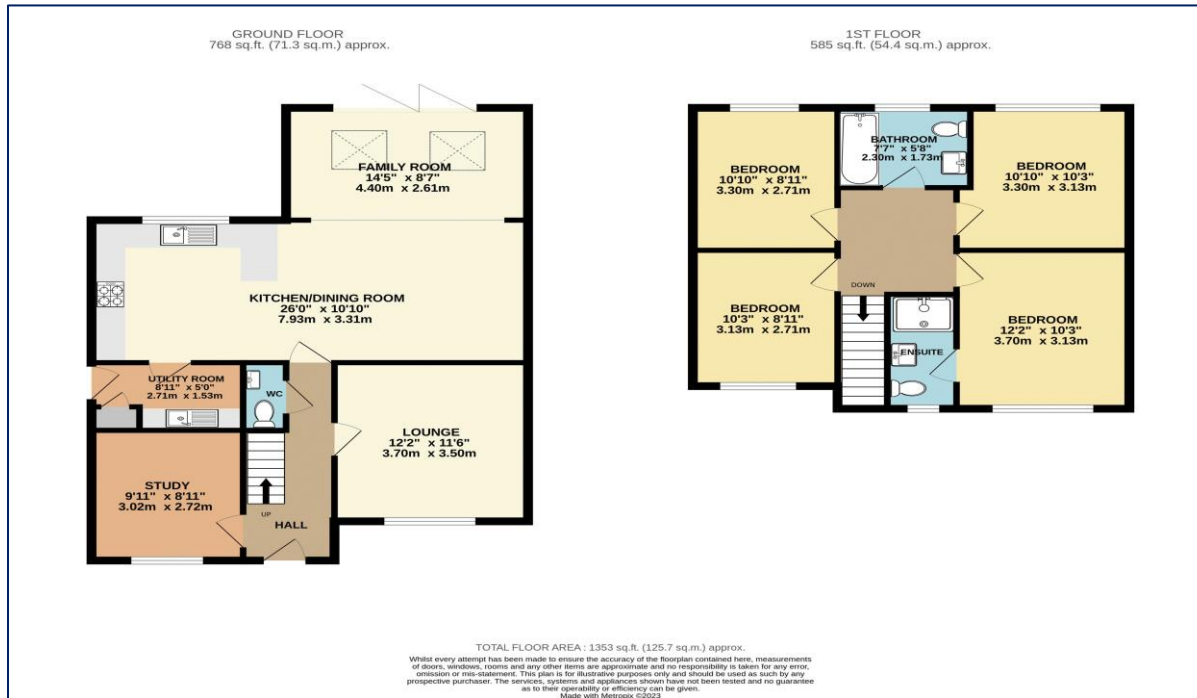
Outside

Rear Garden

Decked area, leading onto a large, west facing garden

Double drive





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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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