

Cromwells



Fairway, Carshalton Beeches, Surrey, SM5 4HR
Offers in Excess of £875,000

A superb 5 double bedroom Semi Detached family home with 3 Reception rooms and 2 bathrooms, providing extensive accommodation over 3 floors. Situated in a highly desirable tree lined Road in Carshalton Beeches and In close proximity to well performing public and private schools, offering a prime location for families who are seeking quality education options. Additionally, the renowned Royal Marsden Hospital is nearby, as are the benefits of open spaces including Oaks Park.



***Extremely Large Rear Garden *5 Double bedrooms, 2 bathrooms & Ground floor WC
*3 Reception Rooms, Conservatory and Utility Room
*Off Road Parking for multiple vehicles**

Enclosed Entrance Porch

Front door leading to:

Entrance Hall

Doors leading to:

Reception Room - 16' 3" x 13' 2" (4.95m x 4.01m)

Bay window, front aspect

Reception Room - 16' 2" x 12' 2" (4.92m x 3.71m)

Front aspect

Dining Room - 16' 5" x 12' 6" (5.00m x 3.81m)

Bay to rear with doors leading to conservatory

Conservatory - 18' 10" x 10' 11" (5.74m x 3.32m)

Rear aspect, double doors out to garden. Single side door out to garden

Kitchen - 15' 0" x 11' 3" (4.57m x 3.43m)

Rear aspect, door to garden and leading through to utility room

Utility Room - 9' 9" x 8' 6" (2.97m x 2.59m)

Rear aspect, door to ground floor WC.

Ground floor WC

Stairs to first floor landing

Spacious landing

Study Area

Bedroom 1 - 14' 9" x 10' 4" (4.49m x 3.15m)

Front aspect, bay window, range of fitted wardrobe cupboards

Bedroom 2 - 13' 10" x 12' 6" (4.21m x 3.81m)

Rear aspect. Fitted wardrobe cupboards

Bedroom 3 - 12' 2" x 10' 10" (3.71m x 3.30m)

Front aspect

Bedroom 4 - 14' 10" x 8' 6" (4.52m x 2.59m)

Rear aspect

Family Bathroom - 11' 3" x 7' 11" (3.43m x 2.41m)

Rear aspect

Stairs to 2nd floor landing

Doors to:

Master Bedroom - 15' 10" x 14' 9" (4.82m x 4.49m)

Extensive eaves storage, door leading through to en-suite shower room

En-suite shower room - 14' 9" x 6' 3" (4.49m x 1.90m)

Outside

Extremely Large Rear Garden

Extremely Large Rear Garden

Home - Office/Cabin

At rear of garden with water supply, power and WiFi

Driveway to front for multiple vehicles





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468

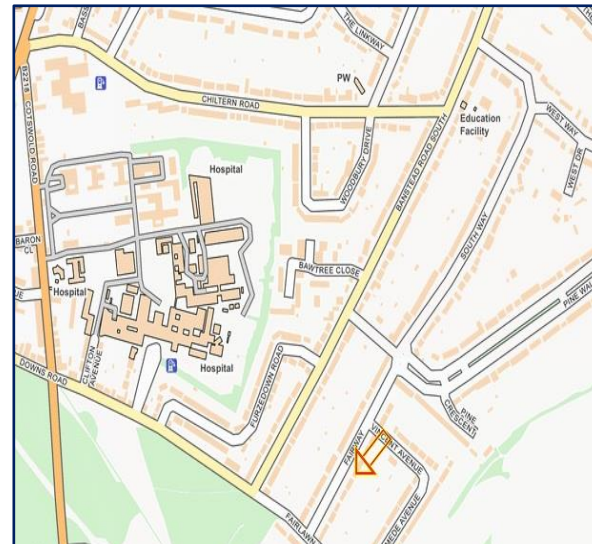


admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained