



Cromwells

Cambridge Road, Carshalton, Surrey, SM5 3QR
Guide Price £625,000

A very well presented and tastefully decorated three bedroom semi-detached family home with garage. The property benefits from a modern open plan kitchen as well as a remodelled bathroom and is situated in a sought after road, within walking distance of both Carshalton and Carshalton Beeches train stations as well as local schools and shops.



***Large rear garden *Driveway for off road parking**
***Potential for extension (STPP) *Popular road**

Enclosed Entrance Porch

Leading to:

Entrance Hall

Wooden flooring, leaded light window. Doors leading to:

Living Room - 15' 1" x 11' 6" (4.59m x 3.50m)

Spacious, bright living room, large bay window, wooden flooring, front aspect, fireplace

kitchen/Dining Room - 17' 7" x 13' 1" (5.36m x 3.98m)

Super large fitted kitchen with NEFF integrated appliances, kitchen island, fireplace, sliding door opening into the garden

First Floor Landing

Access to boarded loft space, with lighting.

Doors leading to:

Bedroom 1 - 15' 1" x 10' 2" (4.59m x 3.10m)

Front aspect bay window, wood floor

Bedroom 2 - 13' 1" x 10' 2" (3.98m x 3.10m)

Rear aspect window, wood floor

Bedroom 3 - 7' 7" x 6' 9" (2.31m x 2.06m)

Front aspect

Bathroom - 6' 11" x 6' 9" (2.11m x 2.06m)

Modern shower cubicle and sink, tiled floor, towel rail, rear aspect

Separate WC - 3' 7" x 2' 11" (1.09m x 0.89m)

With wash hand basin

Outside

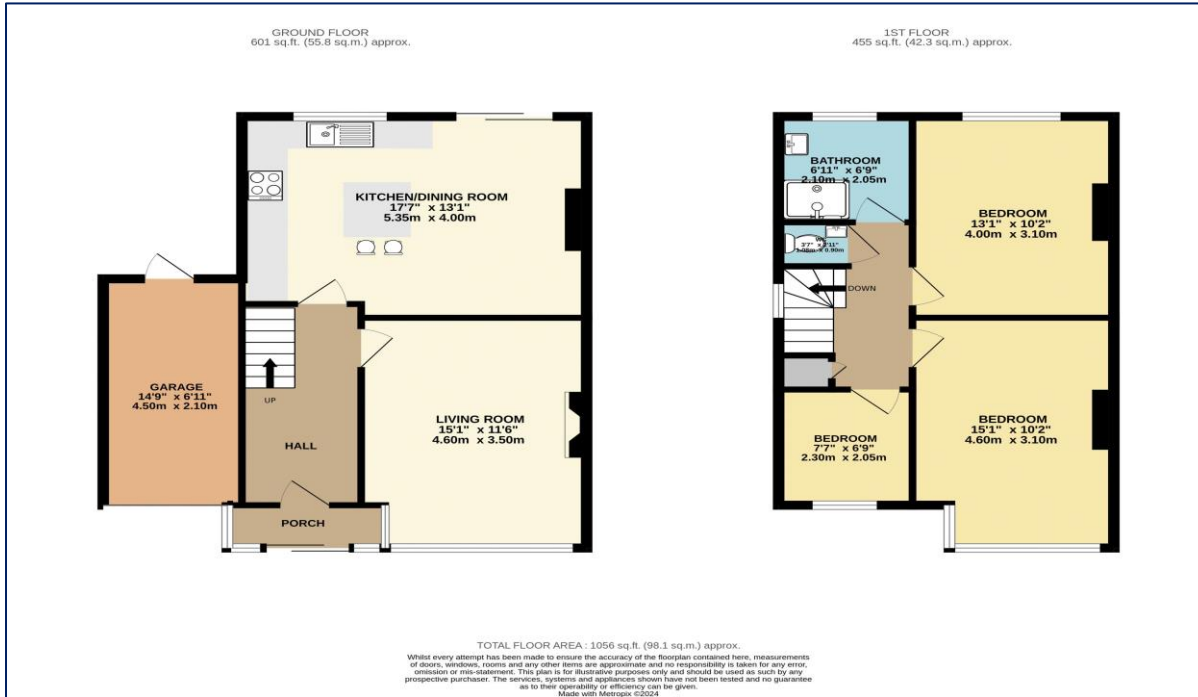
Large garden

Storage shed

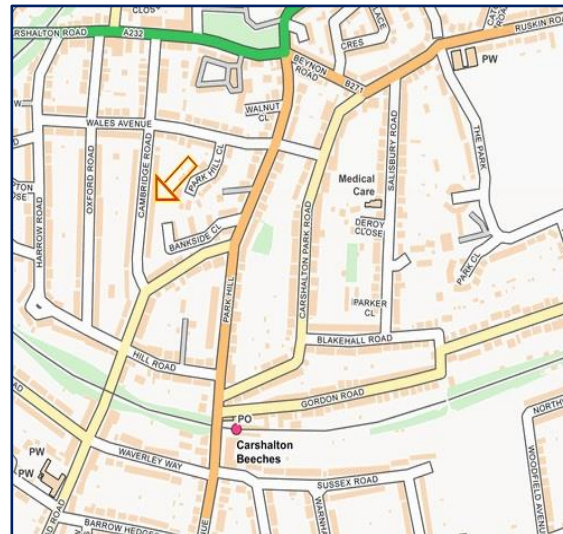
Attached garage to side - 14' 9" x 6' 11" (4.49m x 2.11m)

Double garage door to the front, door at rear into the garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - E

Local Authority: London Borough of Sutton

Tenure - Freehold



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