



Cromwells

Grosvenor Avenue, Carshalton, Surrey, SM5 3EW  
Guide Price £850,000

**A well presented and spacious four bedroom detached period style property, offering many period features and benefits from a large rear garden. There is also excellent potential to extend (STPP) and the property is situated in a sought after road, close to Carshalton Beeches train station, as well as local schools and shops.**



**\*Two good size reception rooms \*Conservatory  
\*Driveway for off street parking \*Excellent location**

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### **Entrance Porch**

### **Hall**

Storage under the stairs. Doors leading to:

### **Living Room - 14' 5" x 13' 5" (4.39m x 4.09m)**

Front aspect bay window, fireplace, carpeted throughout

### **Dining Room - 14' 5" x 11' 0" (4.39m x 3.35m)**

Fabulous, bright and spacious room with the fireplace and opening into the conservatory

### **Conservatory - 19' 9" x 0' 6" (6.02m x 0.15m)**

Large conservatory with windows facing the garden as well as the side window. Door opening into the garden and door into the kitchen

### **Kitchen - 14' 5" x 7' 9" (4.39m x 2.36m)**

Good size kitchen with plenty of storage and side window

### **Downstairs WC**

## First Floor Landing

Leading to:

### Bedroom 1 - 13' 0" x 12' 0" (3.96m x 3.65m)

Front aspect bay window, carpeted throughout

### Bedroom 2 - 11' 0" x 9' 8" (3.35m x 2.94m)

Rear aspect window overlooking the garden, built-in cupboard, carpeted throughout

### Bedroom 3 - 11' 2" x 7' 3" (3.40m x 2.21m)

Front aspect feature window, built-in cupboard, carpeted throughout

### Bedroom 4 - 7' 11" x 7' 1" (2.41m x 2.16m)

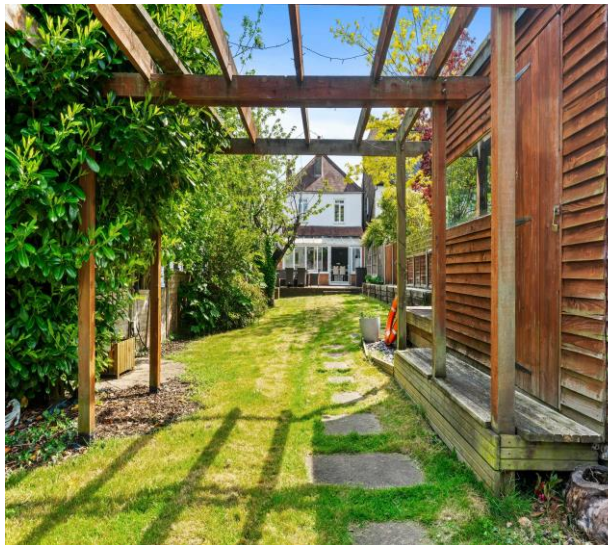
Rear aspect window overlooking the garden, carpeted throughout

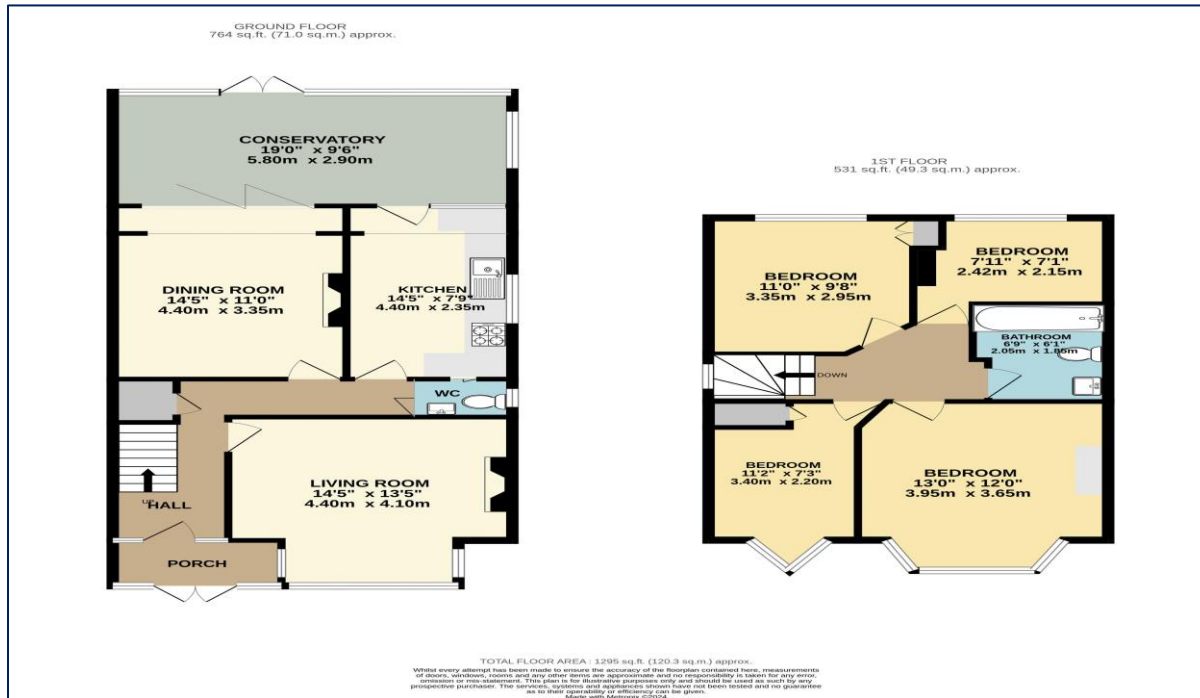
### Bathroom - 6' 9" x 6' 1" (2.06m x 1.85m)

Three piece suite, window

## Outside

### Large garden





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



95 Banstead Road  
Carshalton  
Surrey  
SM5 3NP



020 8642 5468

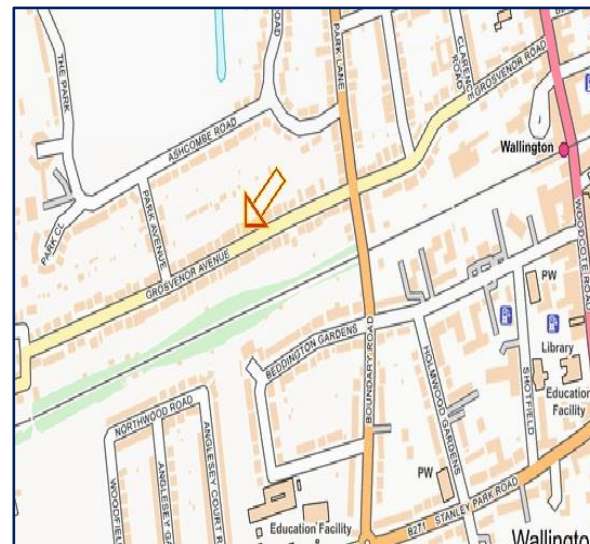


admin@cromwellscarshalton.com



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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