



Cromwells

Park Lane, Carshalton, Surrey, SM5 3DY
Offers in Excess of £600,000

A rare opportunity to acquire this beautiful Detached 3 bedroom family home with so much extension potential with its abundance of land. Also a great location close to well performing schools, including Wallington County Grammar School and Bandon Hill Primary. The lovely outside space of Beddington Park and Carshalton Park are also close by.



***Huge Extension Potential/Wide plot and extremely large garden *3 Bedrooms
*2 Reception Rooms + Study *2 bathrooms & Utility Room**

Sheltered storm porch
Front door leading to:

Entrance Hall
Doors to:

Reception Room - 15' 1" x 12' 0" (4.59m x 3.65m)
Front aspect, square bay window

Reception Room - 13' 11" x 12' 0" (4.24m x 3.65m)
Rear aspect with door out to garden

Kitchen - 12' 8" x 8' 10" (3.86m x 2.69m)
Rear aspect, door to utility room

Utility Room - 12' 2" x 6' 3" (3.71m x 1.90m)
Rear aspect, door out to garden

Family bathroom - 8' 4" x 5' 11" (2.54m x 1.80m)
Side aspect

Study - 10' 2" x 5' 11" (3.10m x 1.80m)
Front aspect

Stairs leading to first floor landing

Doors to:

Bedroom 1 - 11' 8" x 10' 8" (3.55m x 3.25m)

Front aspect, range of fitted wardrobe cupboards

Bedroom 2 - 12' 2" x 11' 2" (3.71m x 3.40m)

Rear aspect

Bedroom 3 - 9' 0" x 7' 1" (2.74m x 2.16m)

Rear aspect

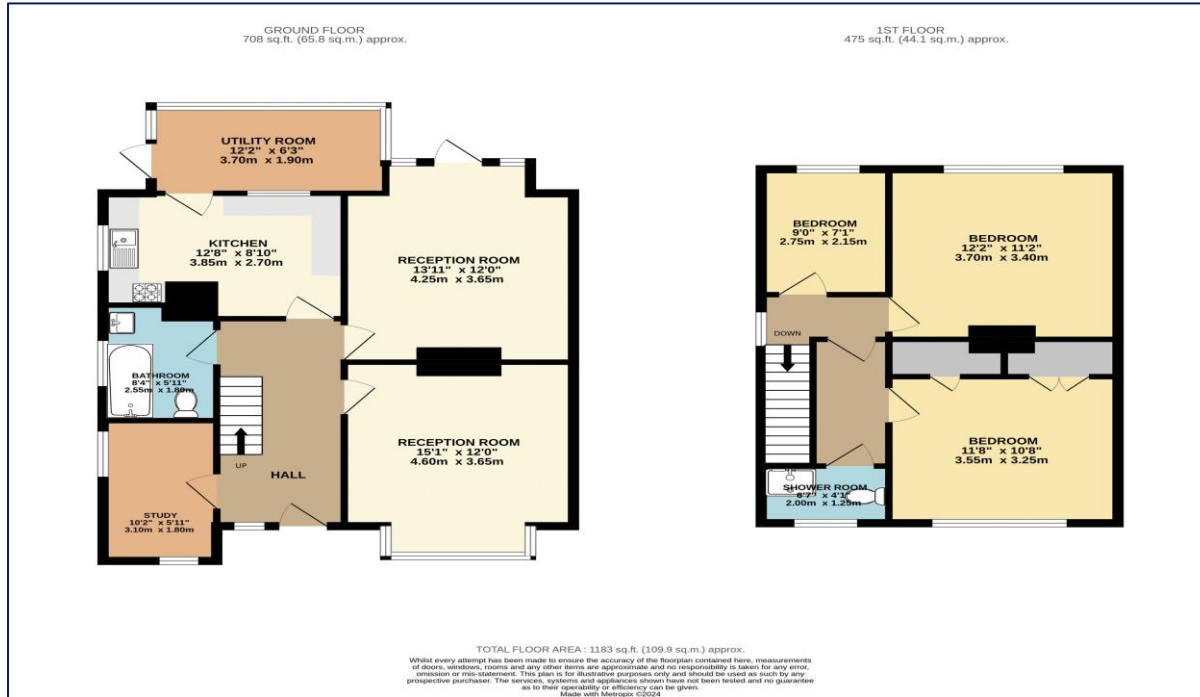
Shower Room - 6' 7" x 4' 1" (2.01m x 1.24m)

Front aspect

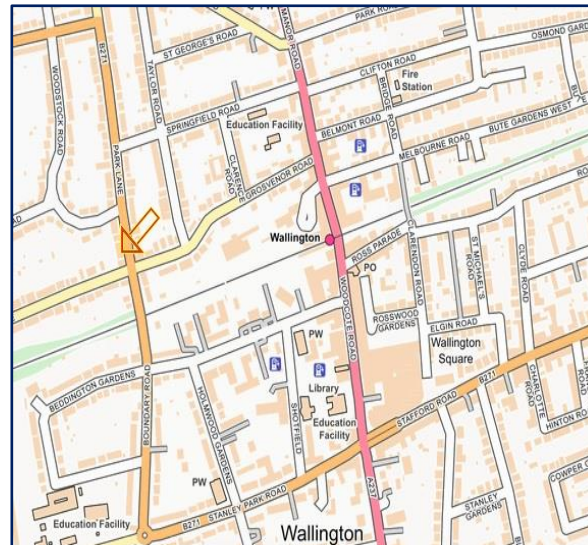
Outside

Wide plot with extremely large rear garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Council Tax - E

Local Authority: London Borough of Sutton

Tenure - Freehold



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