



Cromwells

Green Wrythe Lane, Carshalton, Surrey, SM5 1TS
Guide Price £450,000

A deceptively spacious three bedroom, extended property with driveway and large garage to the rear of the property. Also benefiting from a good sized kitchen/diner, three bedrooms and two bathrooms, as well as a storage/loft room. The property is ideally located close to local schools, shops and excellent transport links and is offered with No Onward Chain.



***NO CHAIN *3 Bedrooms, 2 Bathrooms & Loft Room**

***Open Plan Kitchen Dining Room *Large Rear Garden, Off Street Parking, Garage to Rear**

Storm porch

Front door leading to:

Entrance Hall

Doors leading to:

Living Room - 11' 6" x 10' 10" (3.50m x 3.30m)

Front aspect, bay window, fireplace

Dining Room - 9' 4" x 10' 2" (2.84m x 3.10m)

Open plan into kitchen, rear aspect

Kichen - 11' 2" x 15' 9" (3.40m x 4.80m)

Rear aspect, door out to garden

Ground Floor Shower Room & WC

Plumbing for washing machine and tumble dryer

Stairs to First Floor Landing

Doors to:



Bedroom 1 - 11' 6" x 10' 2" (3.50m x 3.10m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 9' 4" x 10' 2" (2.84m x 3.10m)

Rear aspect, fitted wardrobe cupboards, boiler situated in airing cupboard

Bedroom 3 - 7' 9" x 5' 11" (2.36m x 1.80m)

Front aspect

Family Bathroom

Rear aspect

Storage/Loft Room - 7' 3" x 14' 9" (2.21m x 4.49m)

Large storage area with additional eaves storage cupboards

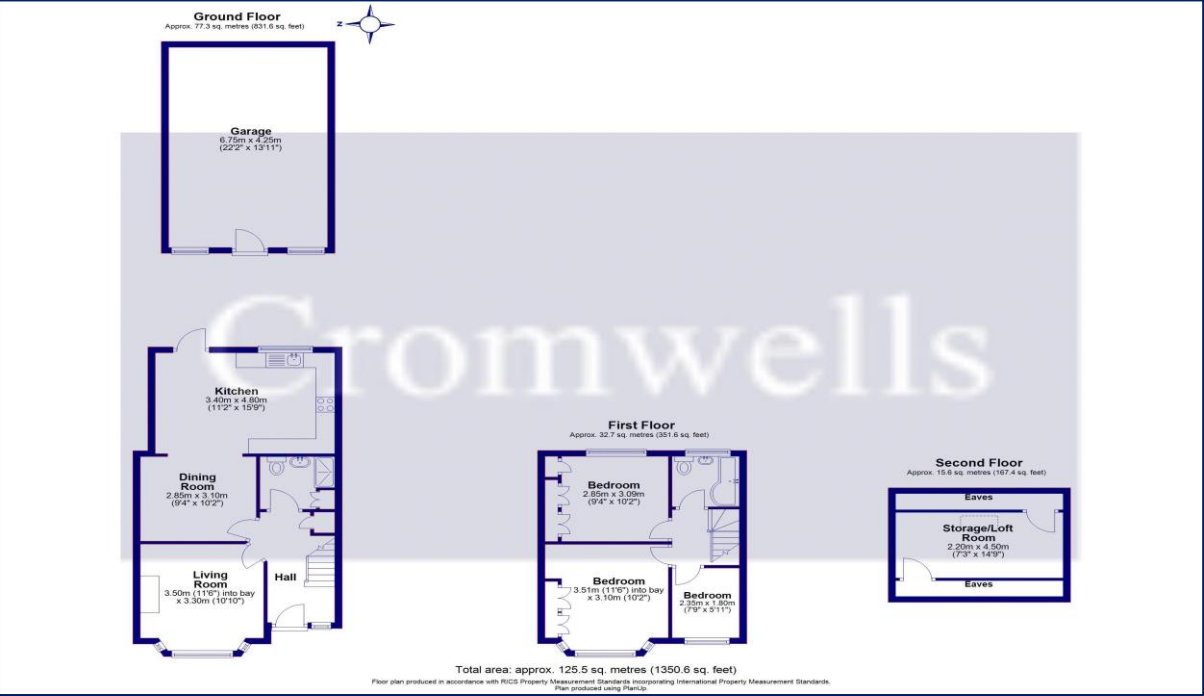
Outside

Large Rear Garden

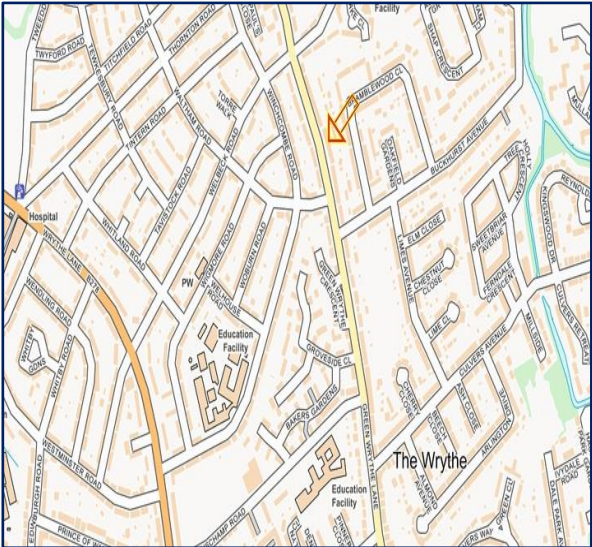
Detached Garage with Rear Access - 22' 2" x 13' 11" (6.75m x 4.24m)

Driveway for Off Street Parking to Front





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



Council Tax - D

Local Authority: London Borough of Sutton

Tenure - Freehold



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