



Cromwells

Metcalf Avenue, Carshalton, Surrey, SM5 4AT
Offers in Excess of £575,000

A beautifully presented 3 bedroom End of Terrace family home. Situated in a quiet Cul-de-Sac moments from Oaks Park High School and the open space of Oaks Park . The property is also within easy reach of Carshalton Beeches station providing direct access into Central London, as well as local shops and restaurants.



***Solar Panels *2 Bathrooms
+ Ground floor WC
*Quiet Cul de Sac *Garage & Parking**

Canopied Entrance Porch

Front door leading to:

Entrance Hall

Doors to:

Living/Dining Room - 16' 2" x 15' 7" (4.92m x 4.75m)

Rear aspect, open through to Kitchen. Doors out to garden

Kitchen - 13' 7" x 6' 11" (4.14m x 2.11m)

Open through to living/dining room

Ground Floor WC

Front aspect

Stairs to First Floor Landing

Doors to:

Bedroom 1 - 10' 4" x 9' 1" (3.15m x 2.77m)

Front aspect, door to en-suite shower room

En-suite shower room

Front aspect - leading from bedroom 1

Bedroom 2 - 10' 10" x 8' 4" (3.30m x 2.54m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 8' 1" x 7' 0" (2.46m x 2.13m)

Rear aspect

Family Bathroom

Side aspect

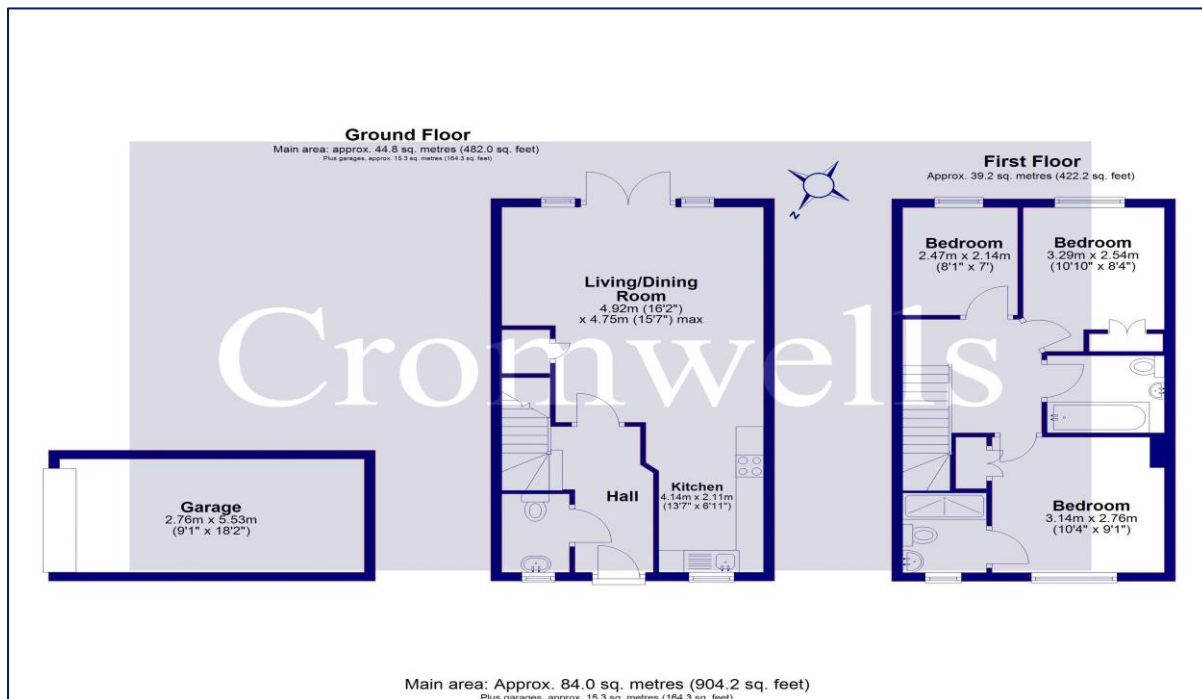
Outside

Sunny tiered rear garden

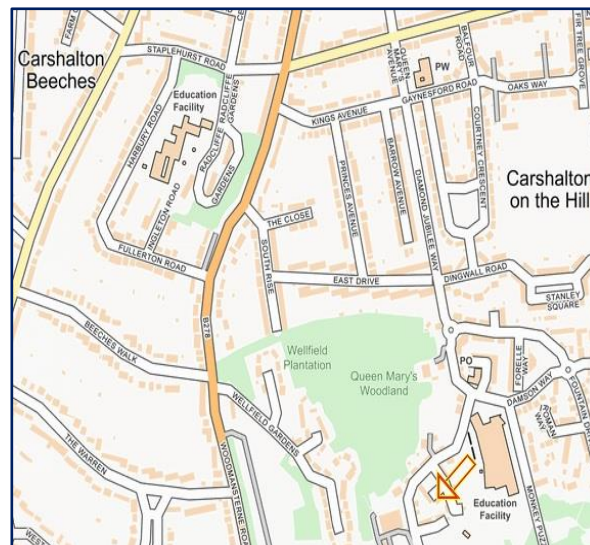
Own private garage - 18' 2" x 9' 1" (5.53m x 2.77m)

Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	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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