



Cromwells

Oaks Way, Carshalton, Surrey, SM5 4NQ
Guide Price £750,000

A beautifully presented and extended four bedroom semi detached family home, offering spacious and well planned accommodation, including a superb open plan kitchen/diner and a south facing rear garden, the property is situated in a sought after location, close to local schools, shops and transport links.



***Spacious Lounge *Two Bathrooms
*South Facing Rear Garden *Driveway of Off
Road Parking**

Front Door Leading to:

**Dining Room - 16' 9" max x 11' 0" max
(5.10m x 3.35m)**

**Reception Room - 20' 6" x 12' 0" (6.24m x
3.65m)**

**Kitchen - 22' 8" max x 19' 6" max (6.90m x
5.94m)**

Bi fold doors leading to garden.

Utility Room -

Study - 6' 11" x 6' 11" (2.11m x 2.11m)

Downstairs Cloakroom

Stairs to First Floor Landing



Bedroom One - 12' 0" x 12' 0" (3.65m x 3.65m)

Leading to:

En-suite Shower Room

Bedroom Two - 11' 5" x 10' 7" (3.48m x 3.22m)

Bedroom Three - 10' 8" x 10' 7" (3.25m x 3.22m)

Bedroom Four - 6' 11" x 6' 0" (2.11m x 1.83m)

Family Bathroom

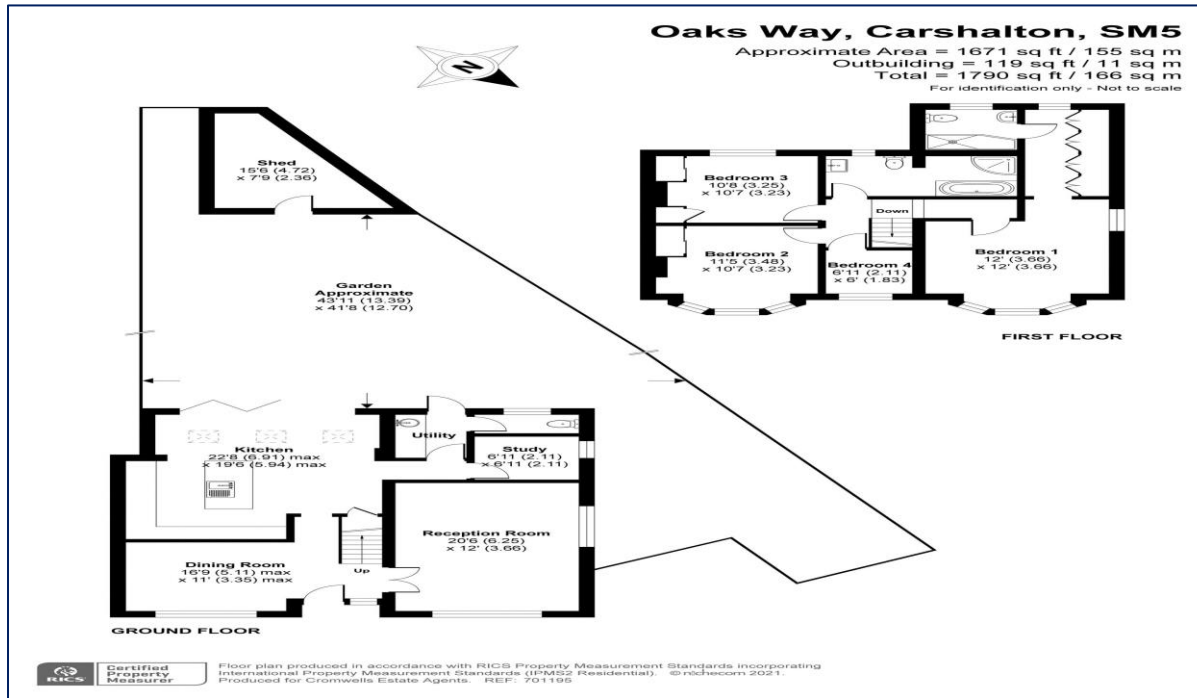
Outside

Rear garden extending to approx. 45ft.

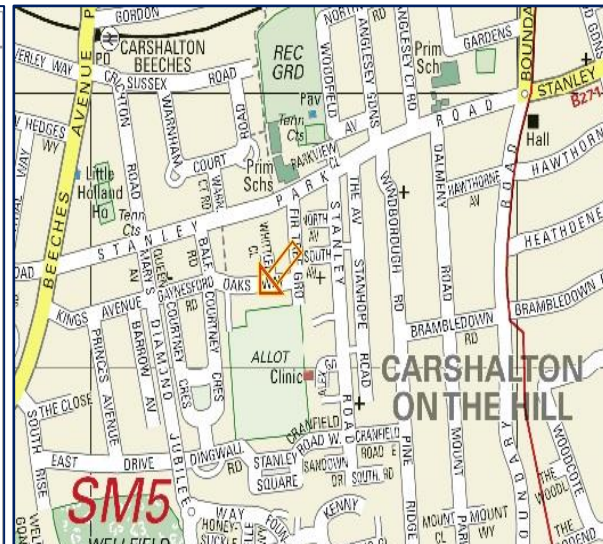
To Front:

Driveway for Off Road Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

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