



Cromwells

East Drive, Carshalton, Surrey, SM5 4PA
Guide Price £725,000

A spacious and extended three bedroom semi detached family home with garage, the property has had planning permission previously granted for a two storey side extension, as well as a loft conversion, and is ideally located in a sought after location close to local schools, shops and transport links.



***Two Good Size Reception Rooms**
***20ft Kitchen/Breakfast Room**
***Approx. 100ft Rear Garden *Garage & Driveway for off street parking**

Enclosed Entrance Porch

Front door leading to entrance hall

Entrance Hall

Doors to:

Lounge - 13' 8" x 12' 1" (4.16m x 3.68m)

Front aspect, bay window fireplace

Dining Room - 13' 0" x 10' 10" (3.96m x 3.30m)

Rear aspect, fireplace, doors out to garden

Downstairs WC

Kitchen/Breakfast Room

Breakfast Area - 12' 1" x 7' 2" (3.68m x 2.18m)

Open through to kitchen

Kitchen - 12' 5" x 7' 10" (3.78m x 2.39m)

Rear aspect, door out to garden

Utility Room - 8' 4" x 6' 9" (2.54m x 2.06m)

Door from breakfast area. Door out to rear garden and door to yard area behind garage



Stairs to first floor landing

Doors leading to:

Bedroom 1 - 13' 8" x 11' 0" (4.16m x 3.35m)

Front aspect, bay window

Bedroom 2 - 13' 0" x 11' 0" (3.96m x 3.35m)

Rear aspect, fireplace

Bedroom 3 - 8' 5" x 6' 11" (2.56m x 2.11m)

Front aspect, bay window

Family Bathroom - 6' 11" x 5' 8" (2.11m x 1.73m)

Rear aspect

Separate WC

Side aspect

Attached Garage to Side - 14' 8" x 9' 5" (4.47m x 2.87m)

Front and rear access, with power and lighting

Large Rear Garden

Approximately 100ft

Driveway for off street parking



