



# Cromwells

**131 Woodmansterne Road, Carshalton, Surrey, SM5 4AF**  
**Offers in Excess of £1,100,000**

**An incredibly spacious extended 6 bedroom, 3 Reception, plus Conservatory & 4 bathroom Detached property, providing adapted accommodation for disability or mobility needs on the ground floor, linking bedroom, wet room & currently a playroom. Ideally located for Carshalton Beeches and Suttons amenities including national rail services, fantastic schools, shopping and leisure facilities including Oaks park golf course just a few minutes walk away.**





**\*6 Good sized Bedrooms, 3 Reception Rooms,  
Conservatory \*Ground floor integrated annexe  
\*4 bathrooms (3 en-suite) \*Large Driveway for off  
street parking**

**Enclosed Entrance Porch (Boot Room) - 9' 0" x 8' 2"**  
(2.74m x 2.49m) Inner door leading to:

#### **Entrance Hall**

Leading through to dining room, storage cupboard

**Living Room - 15' 9" x 12' 0" (4.80m x 3.65m)**  
Front aspect, bay Window

**Dining Room - 17' 11" x 12' 0" (5.46m x 3.65m)**  
Rear aspect, doors out to Conservatory

**Kitchen - 14' 7" x 7' 9" (4.44m x 2.36m)**  
Rear aspect, doors out to garden.

**Conservatory - 11' 6" x 10' 8" (3.50m x 3.25m)**  
Rear aspect, door out to garden, door to office

**Office - 5' 11" x 10' 8" (1.80m x 3.25m)**  
Rear aspect

**Ground floor WC - Side aspect**

**Bedroom 6 - 17' 5" x 10' 2" (5.30m x 3.10m)**  
Front aspect. Located on ground floor, doors from boot  
room and dining room, door to wet room and play room  
**Wet Room**

**Play Room/Reception Room - 8' 10" x 10' 8" (2.69m  
x 3.25m)**

**Stairs to first floor landing - Doors to:**

**Bedroom 1 - 16' 3" x 12' 0" (4.95m x 3.65m)**

Front aspect, bay window, door to en-suite shower room

**En-Suite Shower Room**

**Bedroom 2 - 18' 5" x 10' 6" (5.61m x 3.20m)**

Rear aspect

**En-suite bathroom**

**Bedroom 3 - 13' 8" x 10' 6" (4.16m x 3.20m)**

Front aspect

**Bedroom 4 - 12' 2" x 12' 0" (3.71m x 3.65m)**

Rear aspect

**Bedroom 5 - 8' 2" x 7' 10" (2.49m x 2.39m)**

Front aspect

**Family Bathroom & Shower room -**

Rear aspect

**Outside –**

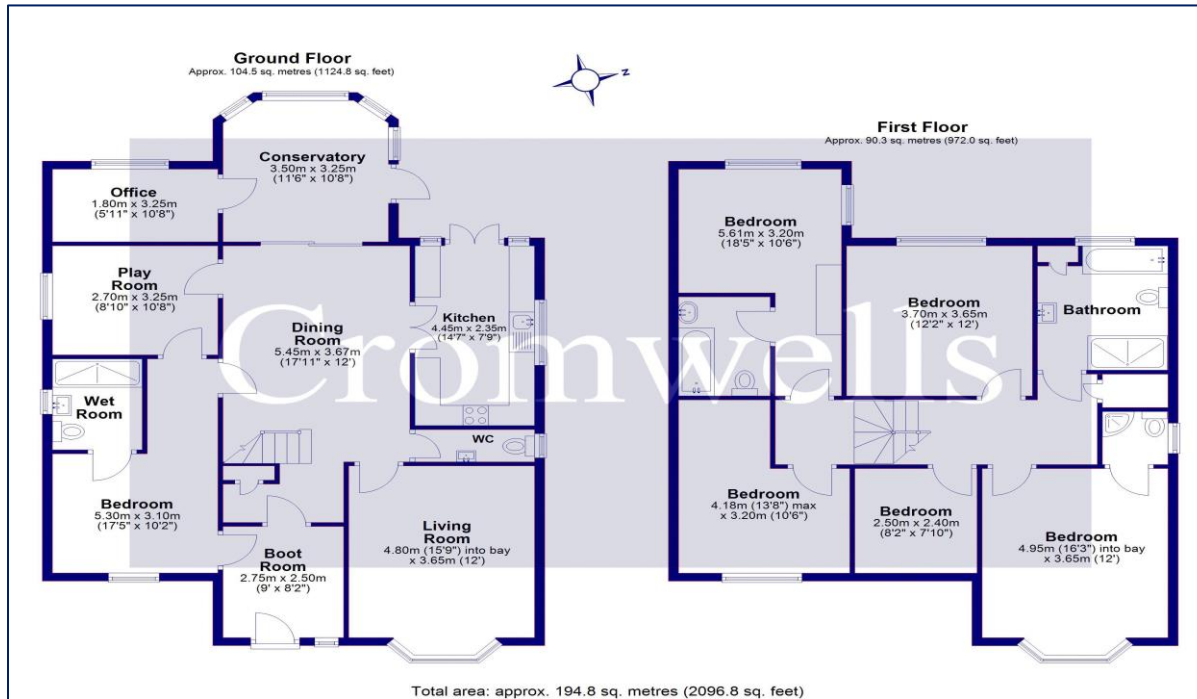
**Large Rear Garden with side access gate -**

Large Rear Garden with side access gate

**Large Driveway to front**







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



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**

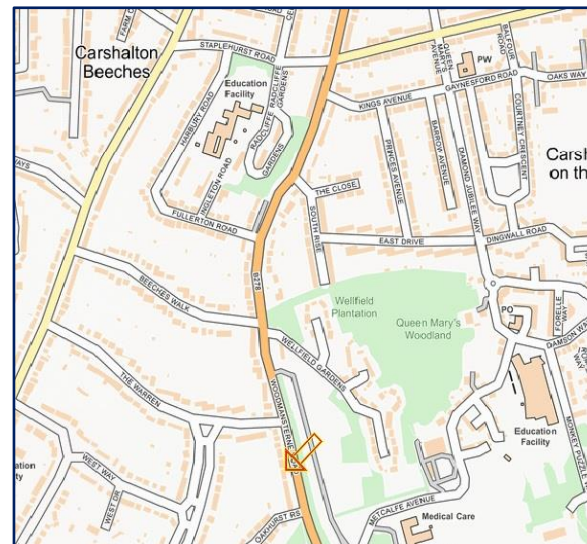


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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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