



# Cromwells

**Arlington Drive, Carshalton, Surrey, SM5 2EX**  
**Guide Price £425,000**

**A very well presented and extended to front and rear terraced property, benefits from a spacious 22ft lounge and an extended kitchen, is situated in a sought after location, close to local schools, shops and transport links.**





- \*Extended Porch**
  - \*Upstairs Bathroom**
  - \*Potential for Further Extension (STPP)**
  - \*Driveway for Off Street Parking & Garage to rear**
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### **Entrance Porch**

To front door

### **Entrance Hallway**

Stairs to first floor, carpet, door leading to:

### **Lounge/Dining Room - 22' 10" x 14' 1" (6.95m x 4.29m)**

Extended living area, double glazed bay window, ceiling spot lights, space for dining table and chairs, fitted storage cupboards and shelves, radiator, archway leading to:

### **Kitchen - 8' 4" x 13' 3" (2.54m x 4.04m)**

Laminate flooring, work surfaces with drawers and cupboards below and above, space for fridge and freezer, space and plumbing for washing machine/dishwasher, oven and hob with extractor fan above, double glazed windows and door leading to garden. Door to ground floor WC.

### **Ground Floor WC**

### **Stairs to first floor**

Door leading to:

### **Bedroom - 14' 11" x 14' 1" (4.54m x 4.29m)**

Double glazed bay window to front, carpet, radiator, ceiling spotlights.

### **Bedroom - 8' 2" x 8' 0" (2.49m x 2.44m)**

Double glazed window to rear, radiator, carpet.

### **Bathroom**

Part tiled walls, paneled bath with overhead shower and bath screen, low level wc, hand basin with storage below, heated towel rail.

### **Garden**

Patio, lawn area, flower beds

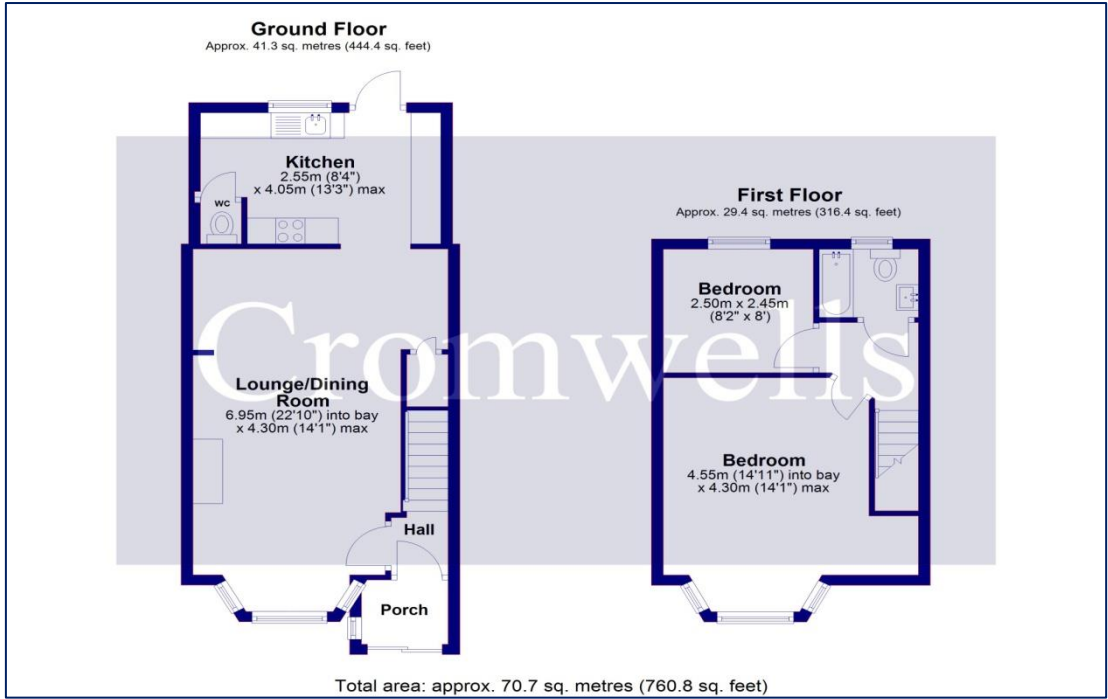
### **Garage to rear**

### **Front Driveway**

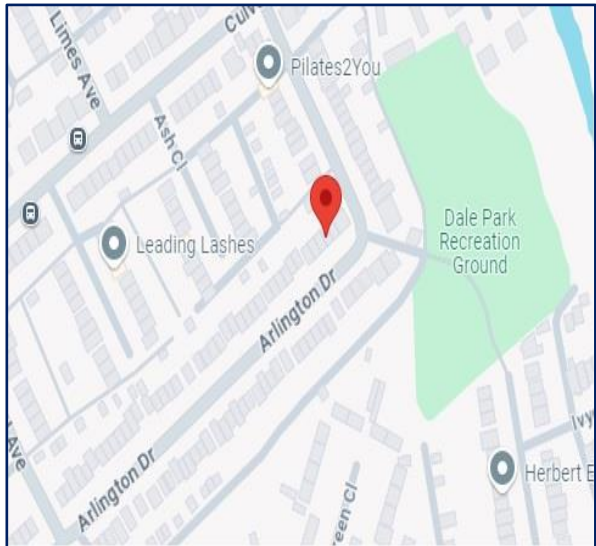
Allows for off street parking.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

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