



# Cromwells

**Holly Tree Crescent, Carshalton, Surrey, SM5 2FB**  
**Guide Price £585,000**

**A stunning and spacious three/four bedroom end of terrace town house, the property provides modern and generous accommodation over three floors, a 40ft rear garden and forms part of popular lavender walk development. The river Wandle trail and Hackbridge mainline station are within easy walking distance**





- \*Three/Four Good Size Rooms**
- \*Luxury Fittings**
- \*40ft Rear Garden with side access**
- \*Built in 2016**

### **Entrance Hall**

Laminate flooring, stairs to first floor

### **Kitchen/ Breakfast Room - 9' 4" x 11' 6" (2.84m x 3.50m)**

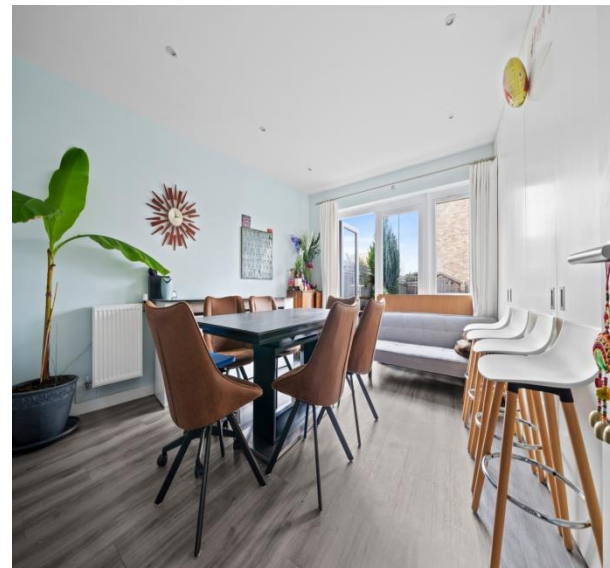
Double glazed window, single drainer single bowl inset sink unit with cupboard underneath, work surfaces with storage cupboards above and below, inset hob, fitted electric oven, integrated washing machine, fridge freezer, dishwasher and microwave, laminate flooring.

### **Reception Room - 12' 11" x 15' 5" (3.93m x 4.70m)**

Built in utility cupboard with lighting housing boiler and hot water tank, further storage cupboard with light, radiator, laminate flooring, double glazed patio doors to garden.

### **Downstairs w/c**

Low level w/c hand basin, heated towel rail, laminate flooring



### **Stairs to first floor landing**

### **Bedroom/ Reception Room - 10' 6" x 17' 5" (3.20m x 5.30m)**

Double glazed windows, double glazed Juliet balcony, radiator.

### **Bedroom - 9' 4" x 14' 9" (2.84m x 4.49m)**

Double glazed window, radiator.

### **Family Bathroom**

Part tiled walls, panelled bath with mixer spray unit, hand basin, low level wc, heated towel rail, radiator

### **Stairs to second floor**

### **Bedroom - 9' 8" x 14' 9" (2.94m x 4.49m)**

Two double glazed windows, radiator

### **Bedroom - 13' 7" x 12' 8" (4.14m x 3.86m)**

Double Glazed Velux Window, built in wardrobe with light, radiator, doors to ensuite.

### **Ensuite**

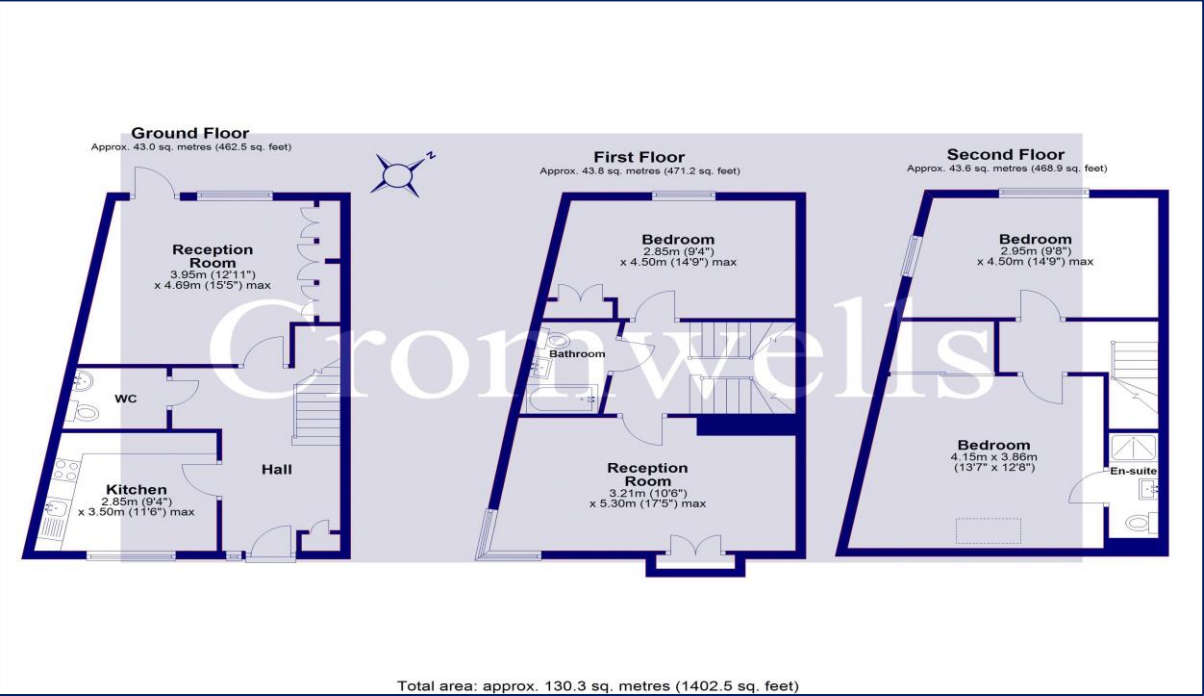
Tiled shower room, hand basin, low level wc.

### **Rear Garden**

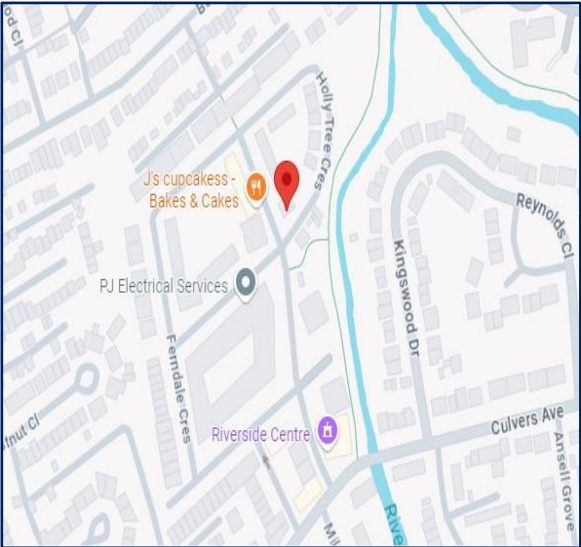
Patio, Lawn, Flower Beds, shed.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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



**020 8642 5468**



**admin@cromwellscarshalton.com**



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

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