



Cromwells

**326 Winchcombe Road, Carshalton, Surrey, SM5 1SA**  
**Offers in Excess of £465,000**

**An immaculately presented and extended three bedroom terraced property, benefiting from a large extended modern kitchen and spacious family bathroom. The property is ideally located in a convenient location, close to local schools, shops and transport links.**





- \*NO CHAIN**
- \*Off Road Parking**
- \*Tastefully Decorated**
- \*Spacious Lounge**

### **Reception Room - 11' 2" x 14' 1" (3.40m x 4.29m)**

Bright and spacious lounge, large double glazed windows to front, feature fireplace, wood flooring, ceiling spotlights.

### **Family Bathroom -**

Family bathroom features under floor heating, a large free standing shower cabin, tiled bath with mixer taps and shower attachment, white wc, white hand basin with tiled backsplash and storage below, ceiling spotlights and tiled floor.

### **Kitchen/Dining Room - 15' 3" x 11' 2" (4.64m x 3.40m)**

Immaculately extended modern kitchen has granite worktops with an integrated chrome sink with mixer tap, cupboards and drawers above and below, vertical radiator and ceiling spotlights. It also benefits from under floor heating, two large Velux windows and bifolding doors extending this already bright and airy kitchen out into the garden.

### **Hallway -**

Radiator, stairs leading to first floor landing.



**Bedroom - 9' 10" x 14' 3" (2.99m x 4.34m)**

Double glazed windows to front, carpet, large fitted wardrobes, radiator.

**Bedroom - 10' 2" x 8' 8" (3.10m x 2.64m)**

Double glazed window to rear, carpet, small fitted wardrobes with integrated desk, ceiling spotlights.

**Bedroom - 7' 1" x 5' 9" (2.16m x 1.75m)**

Double glazed window to front, carpet, radiator.

**Garden -**

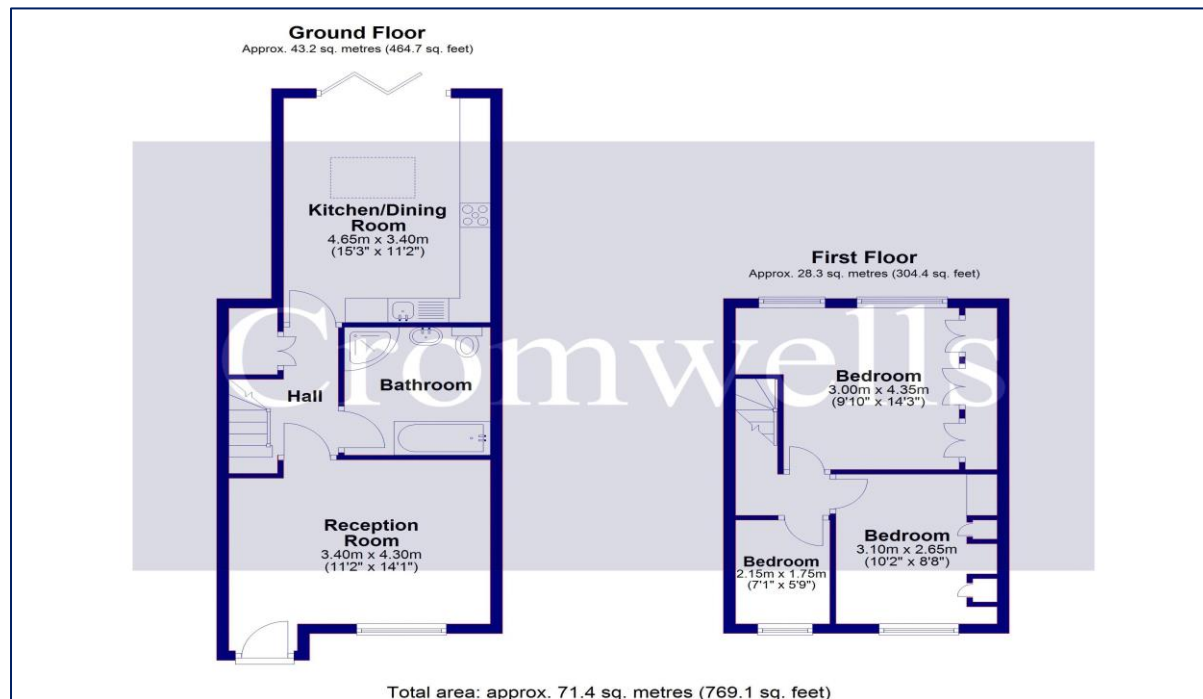
Decking area with stairs leading down to a paved lawn, shed.

**Drive way**

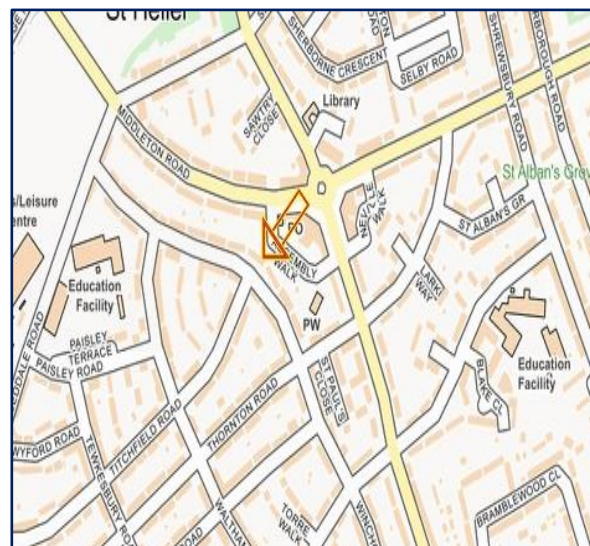
Allowing for off street parking







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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



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

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