



Cromwells

Station Road, Carshalton, Surrey, SM5 2LA
Offers in Excess of £485,000

An extended, attractive and well presented 3 bedroom Victorian Semi Detached family home located in the heart of Carshalton Village in a quiet cul-de-sac. With NO CHAIN & within walking distance of the High Street and amenities. Carshalton Mainline Station with excellent services into London is easily walkable, as are Parks and reputable schools including Harris Academy, St Mary's, St Philomena's and several others.



***32' Kitchen/Living Room *Separate
further Reception Room
*Downstairs WC *NO CHAIN**

Entrance Hall

Leading into kitchen/living room. Doors to:

Reception Room - 11' 6" x 11' 10"
(3.50m x 3.60m)

Front aspect, fireplace.

Kitchen/Living Room - 32' 10" x 11' 10"
(10.00m x 3.60m)

Rear aspect. Folding doors out to garden

Ground Floor WC

Stairs to first floor landing

Doors to:



Bedroom 1 - 11' 6" x 11' 10" (3.50m x 3.60m)

Front aspect, fitted wardrobe cupboards.

Bedroom 2 - 15' 2" x 7' 10" (4.62m x 2.39m)

Rear aspect

Bedroom 3 - 8' 10" x 6' 7" (2.69m x 2.01m)

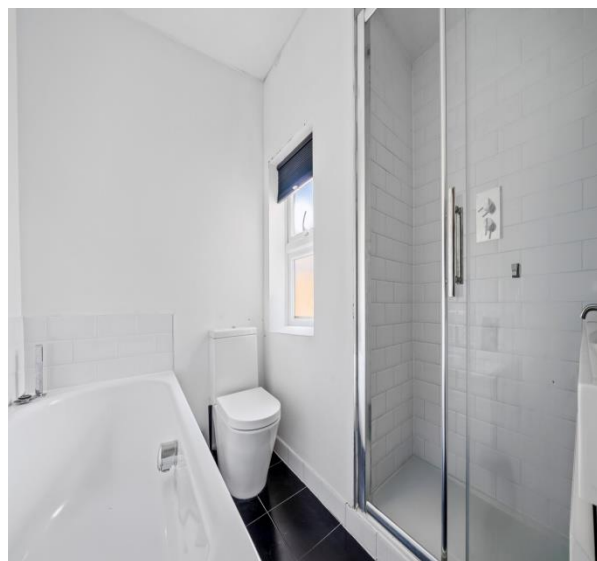
Side aspect

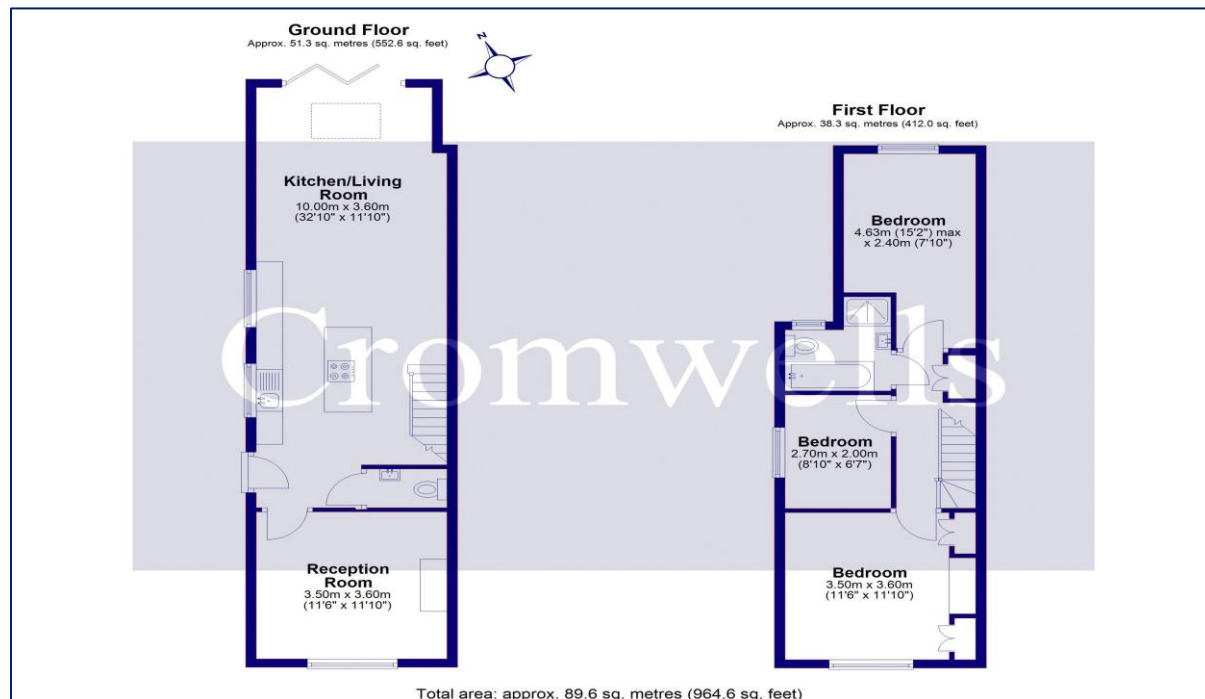
Family Bathroom

Rear aspect

Outside

Easily Maintained Rear Garden





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



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Carshalton
Surrey
SM5 3NP



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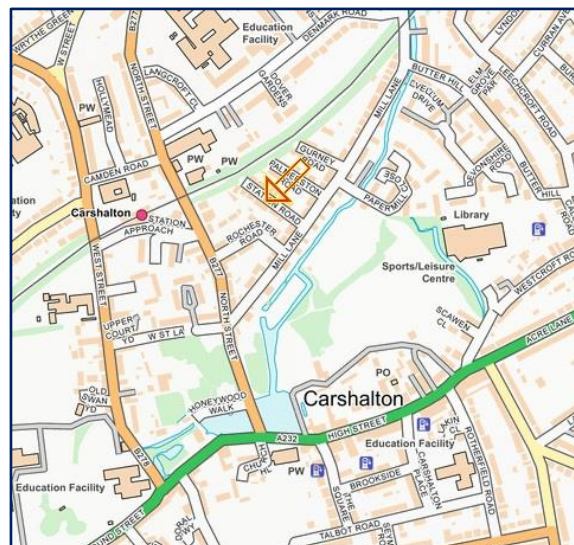


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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