

# Cromwells



**Wellfield Gardens, Carshalton Beeches, Surrey, SM5 4EA**  
**Offers in Excess of £1,050,000**

**Cromwells are delighted to offer this substantial five bedroom, three reception room and three bathroom Detached family home. Situated on the prestigious Wellfield Gardens development forming part of a desirable quiet Cul-de-Sac with delightful rural views. The property is superbly positioned for access to Carshalton Beeches with its mainline station offering links into London, along with bus routes and an array of local shops and cafes. Convenient access is also offered to a number of well performing local schools. Viewing highly recommended.**



**\*NO CHAIN**

**\*5 Bedrooms, 3 Receptions, Study, Conservatory & 3 Bathrooms (2 En-suite)**

**\*Driveway & Garage**

**\*Highly sought after location & overlooking beautiful rural views**

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**Front door leading to:**

**Spacious Entrance Hall**

Doors leading to:

**Lounge - 20' 8" x 12' 11" (6.29m x 3.93m)**

Double aspect. doors leading to conservatory

**Dining Room - 10' 1" x 10' 11" (3.07m x 3.32m)**

Rear aspect, doors to conservatory

**Conservatory - 10' 6" x 22' 1" (3.20m x 6.73m)**

Leading from lounge & dining room. Rear aspect, doors out to garden

**Kitchen - 13' 9" x 18' 1" (4.19m x 5.51m)**

Rear aspect, door to Breakfast Room & Utility Room

**Family Room - 8' 11" x 10' 10" (2.72m x 3.30m)**

Rear aspect, doors out to garden

**Utiltiy Room - 6' 11" x 7' 0" (2.11m x 2.13m)**

Leading from Kitchen, door out to garden. Door into Garage

**Study - 7' 6" x 10' 6" (2.28m x 3.20m)**

Front aspect

**Ground Floor WC**

Front aspect

## Stairs up to First Floor Landing

Doors leading to:

### **Bedroom 1 (Master Bedroom) - 14' 0" x 10' 6" (4.26m x 3.20m)**

Front aspect, door to En-Suite bathroom, fitted wardrobe cupboards

### **En-Suite Bathroom**

### **Bedroom 2 - 9' 6" x 10' 9" (2.89m x 3.27m)**

Rear aspect, great views, built in wardrobe cupboards, door to En-Suite Shower Room.

### **En-Suite Shower Room**

Leading from Bedroom 2, rear aspect.

### **Bedroom 3 - 8' 7" x 10' 6" (2.61m x 3.20m)**

Front aspect

### **Bedroom 4 - 8' 3" x 10' 11" (2.51m x 3.32m)**

Front aspect, built in wardrobe cupboards

### **Bedroom 5 - 6' 8" x 7' 3" (2.03m x 2.21m)**

Rear aspect with excellent views, fitted wardrobe cupboards

### **Family Bathroom - 6' 8" x 6' 6" (2.03m x 1.98m)**

Rear aspect

### **Attached Integral Garage to side - 16' 7" x 14' 7" (5.05m x 4.44m)**

Power & Light, up and over door to front & rear door leading into utility room

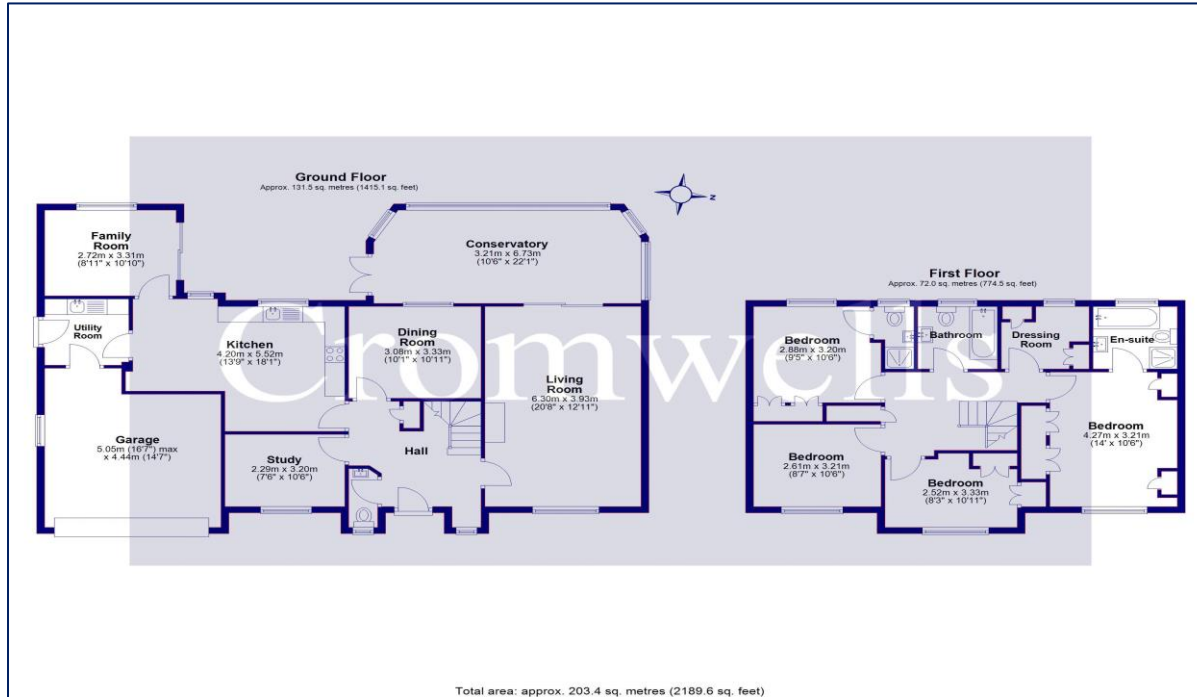
## **Outside**

### **Sunny West Facing Rear Garden**

Approximately 60ft, side gate access

### **Large Driveway to Front**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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