



# Cromwells

**Sussex Road, Carshalton, Surrey, SM5 3LT**  
**Offers in Excess of £800,000**

**A beautifully presented and refurbished Semi Detached family home, with great extension potential STPP. The property benefits from new windows & door and has been rewired. Situated in a highly desirable location, with Carshalton Beeches Station just a short walk away. There is an abundance of high performing schools also on the doorstep, as well as fantastic open spaces including Oaks and Carshalton Park. Local amenities and shops are also close by.**



**\*Excellent Extension Potential (STPP)**  
**\*Approx 200ft Rear Garden**  
**\*Garage and Driveway \*Highly Sought After Residential Road**

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### **Enclosed Entrance Porch**

Front door to:

### **Entrance Hall**

Storage cupboards. Doors to:

**Living Room - 14' 9" x 14' 3" (4.49m x 4.34m)**

Front aspect, fireplace.

**Dining Room - 12' 0" x 12' 6" (3.65m x 3.81m)**

Rear aspect, fireplace, doors out to conservatory

**Conservatory - 6' 7" x 11' 8" (2.01m x 3.55m)**

Door out to garden

**Kitchen - 11' 10" x 9' 0" (3.60m x 2.74m)**

Rear aspect, door out to garden



## **Stairs to first floor landing**

Doors to:

### **Bedroom 1 - 13' 11" x 13' 7" (4.24m x 4.14m)**

Front aspect, bay window, fitted wardrobe cupboards

### **Bedroom 2 - 12' 0" x 13' 7" (3.65m x 4.14m)**

Rear aspect

### **Bedroom 3 - 9' 2" x 6' 11" (2.79m x 2.11m)**

Front aspect, oriel bay window

### **Family Bathroom**

Rear aspect, storage cupboard

## **Outside**

### **Extremely Large Rear Garden**

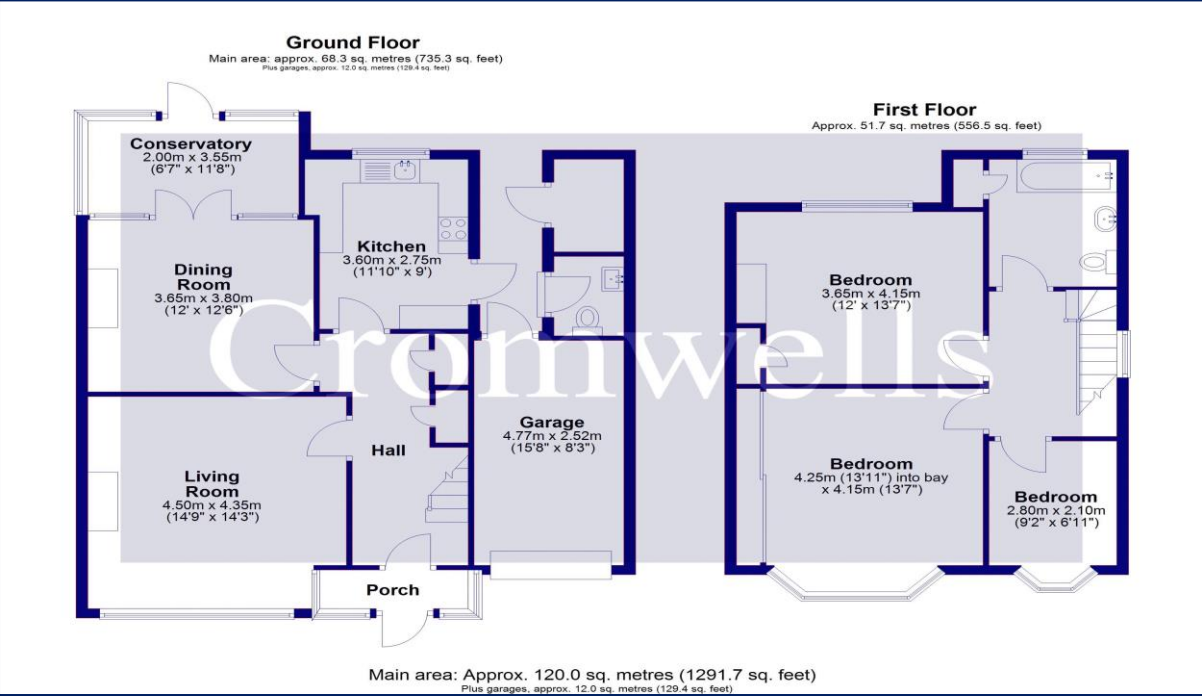
### **Outside WC & Storage**

### **Attached Garage to Side**

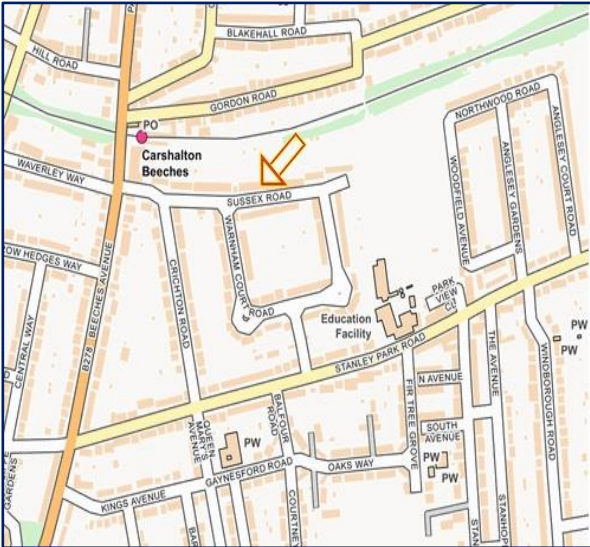
With front and rear access

### **Driveway to front for off street parking**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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



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**SM5 3NP**



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

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