



Cromwells

**Barrow Hedges Way, Carshalton, Surrey, SM5 3LL**  
**Guide Price £750,000**

**A beautifully presented extended into loft, Detached 4 bedroom family home, situated in a highly sought after road, close to the outstanding Barrow Hedges School, as well as Carshalton Beeches train station and local shops.**





- \*18'2 Kitchen/Diner**
  - \*Detached**
  - \*Driveway For Off Street Parking  
& Detached Garage to Rear**
  - \*Sought After Location**
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### **Enclosed Entrance Porch**

Door leading to:

### **Entrance Hall**

Doors to:

**Reception Room - 16' 2" x 11' 9" (4.92m x 3.58m)**

Front aspect, square bay window.

**Kitchen/Diner - 12' 4" x 18' 2" (3.76m x 5.53m)**

Rear aspect, door out to garden

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

Doors to:

**Bedroom 1 - 16' 8" x 11' 9" (5.08m x 3.58m)**

Front aspect, square bay window.

**Bedroom 2 - 12' 2" x 10' 2" (3.71m x 3.10m)**

Rear aspect. Fitted wardrobe cupboards.

**Bedroom 3 - 6' 7" x 5' 11" (2.01m x 1.80m)**

Front aspect.

**Family Bathroom**

Rear aspect

**Stairs to 2nd Floor Landing**

Door to:

**Bedroom 4 - 11' 10" x 18' 1" (3.60m x 5.51m)**

Storage eaves cupboards

**Outside**

**Easily Maintained Rear Garden**

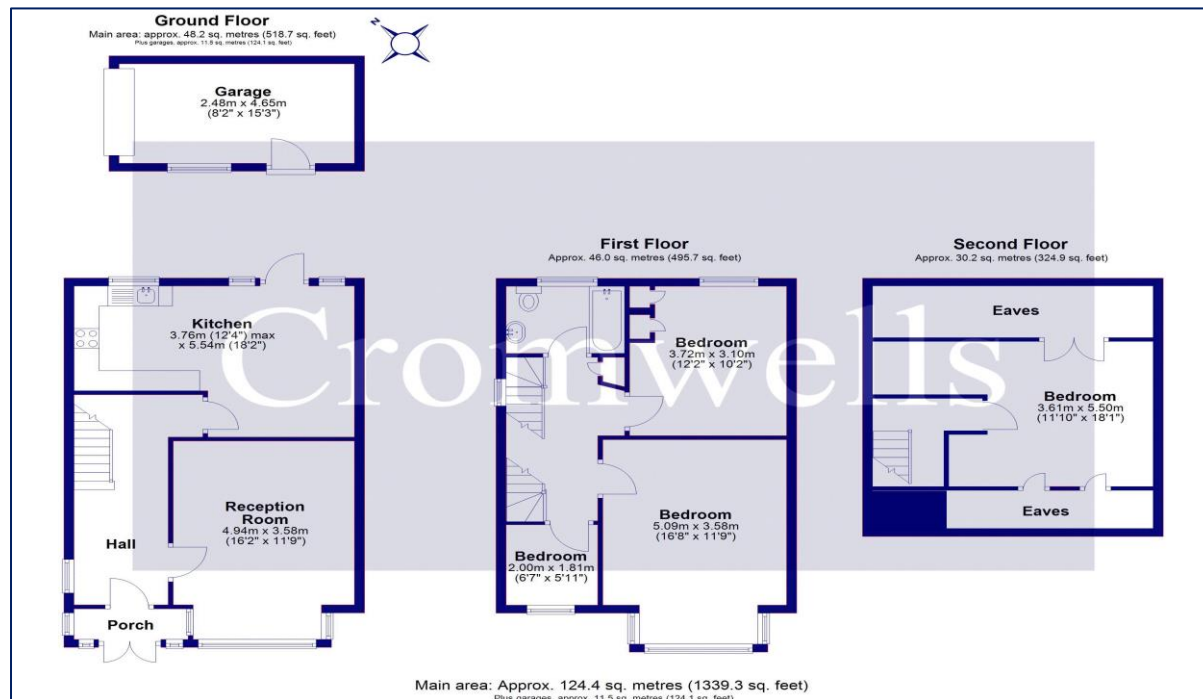
**Detached Garage - 8' 2" x 15' 3" (2.49m x 4.64m)**

Rear access

**Driveway For Off Street Parking To Front**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



## Council Tax - F

### Local Authority: London Borough of Sutton

### Tenure - Freehold



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