



Cromwells

Sheridan Walk, Carshalton, Surrey, SM5 3RP
Offers in Excess of £500,000

Cromwells are pleased to present to the market this spacious 3 bedroom Town House providing generous accommodation over three floors. The property provides two good size receptions, with conservatory. A spacious kitchen diner, downstairs cloakroom and south facing rear garden. There are 3 good size bedrooms and family bathroom. Ideally located adjacent to St Philomenia's School, as well as other well regarded schools and Carshalton High Street with its array of shops, Carshalton Station is nearby with great links into London.



***Spacious Town House with Integral Garage & NO CHAIN**
***Two Receptions & Large Conservatory**
***South Facing Garden *Downstairs WC & Utility Room**

Front Door

Entrance hall - door leading to Garage

Entrance Hallway

Bright and spacious welcoming entrance hallway with wooden flooring.

Reception Room - 14' 4" x 8' 3" (4.37m x 2.51m)

Wood effect flooring, radiator, door leading to

Conservatory - 9' 9" x 15' 5" (2.97m x 4.70m)

Large conservatory with double glazed sliding doors, leading to an enclosed south facing garden.

Utility Room - 5' 5" x 9' 9" (1.65m x 2.97m)

Wood effect flooring, storage, plumbing for washing machine, small worktop and wall mounted cupboard, sink and mixer tap

Downstairs w/c

Stairs leading to 1st floor

Stair leading to the first floor

carpeted stairs

Kitchen/Dining Room - 9' 10" x 18' 3" (2.99m x 5.56m)

Open plan kitchen, wood effect flooring, kitchen island, ample worktops with cupboards and drawers and wall mounted cupboards above, integrated oven and hob with extractor fan above, double glazed windows to front aspect, doors leading through to

Living Room - 11' 11" x 17' 11" (3.63m x 5.46m)

Carpets, radiator, large double glazed windows and double doors letting in plenty of natural light. Stairs leading to 2nd floor landing door leading to

First floor

Living Room 11'11" x 17'11" A light and spacious room leading into the kitchen / dining area.

Second Floor

Situated up the carpeted stairs are three bedrooms and the family bathroom

Bedroom - 12' 1" x 10' 4" (3.68m x 3.15m)

Carpeted, large mirrored fitted wardrobes, double glazed window to rear aspect, radiator

Bedroom - 9' 8" x 11' 3" (2.94m x 3.43m)

Wood effect flooring, radiator, window to front aspect

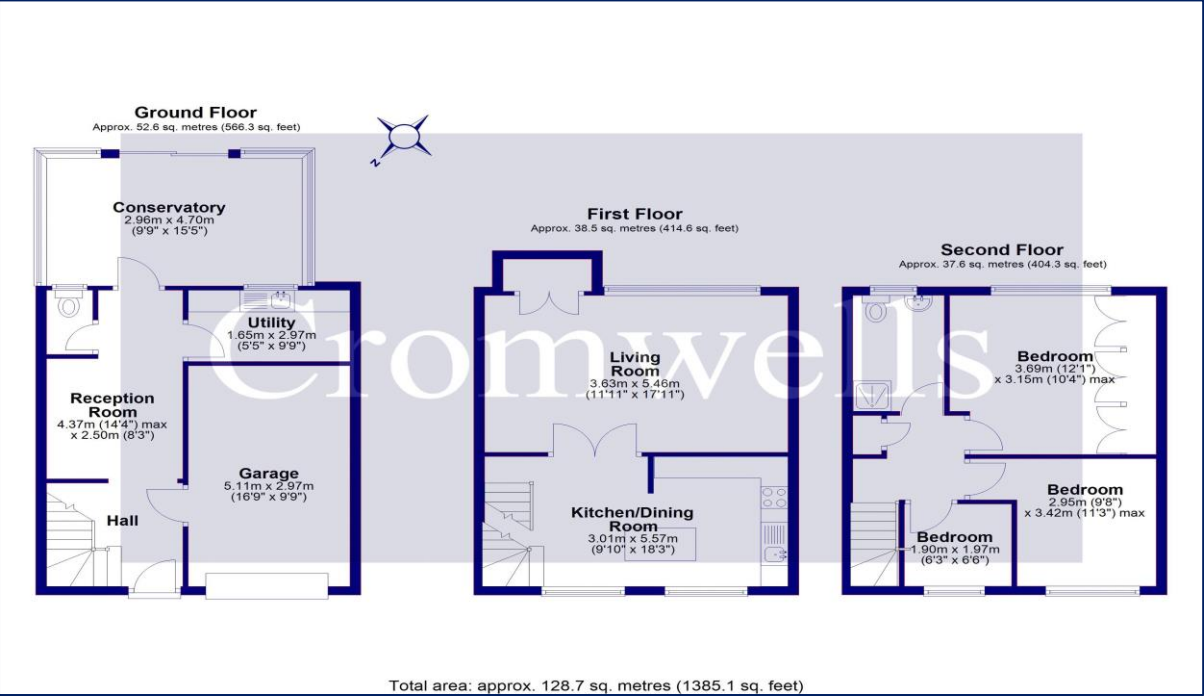
Bedroom - 6' 3" x 6' 6" (1.90m x 1.98m)

Carpeted, radiator, double glazed window to front aspect

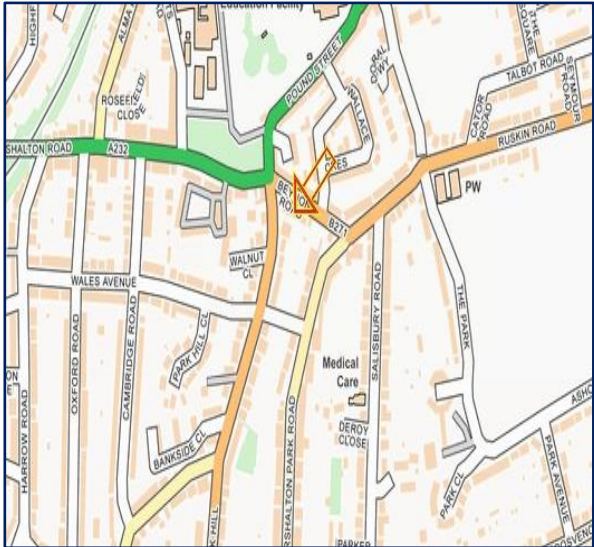
Rear Garden -

Integral Garage - 16' 9" x 9' 9" (5.10m x 2.97m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - D

Local Authority: London Borough of Sutton

Tenure - Freehold



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