



Cromwells

Sunnymede Avenue, Carshalton Beeches , Surrey, SM5 4JA
Guide Price £850,000

A charming and spacious Semi Detached 4 bedroom family home offered with no chain. Ideally located in the favoured Carshalton Beeches and close to Oaks Park with excellent open spaces. Belmont, Carshalton Beeches and Sutton Mainline Stations are easily accessible with excellent services into London. Regular bus services are also close to hand. The area is also popular due to a good choice of high performing schools, making this a fantastic family home.



***NO CHAIN**
***Large open plan Living Room/Dining Room**
***4 Bedrooms & 2 Bathrooms**
***Large Rear Garden**
Attached Garage & Off Street Parking to front

Front door leading to:

Entrance Hall

Doors to:

Living Room - 13' 9" x 12' 6" (4.19m x 3.81m)

Front aspect, bay window, fireplace, open plan through to dining room

Dining Room - 13' 9" x 11' 0" (4.19m x 3.35m)

Rear aspect, doors out to garden

Kitchen - 9' 6" x 7' 7" (2.89m x 2.31m)

Rear aspect, leads through to utility room

Utility Room - 5' 5" x 8' 0" (1.65m x 2.44m)

Door out to garden, door to rear of integral garage

Stairs to first floor landing

Doors to:



Bedroom 1 - 14' 5" x 11' 4" (4.39m x 3.45m)

Front aspect, bay window, fireplace

Bedroom 2 - 13' 5" x 11' 4" (4.09m x 3.45m)

Rear aspect, fireplace, fitted cupboard

Bedroom 3 - 13' 7" x 8' 8" (4.14m x 2.64m)

Front aspect

Bedroom 4 - 9' 0" x 7' 9" (2.74m x 2.36m)

Front aspect

Family Bathroom

Rear aspect

Shower Room

Rear aspect

Outside

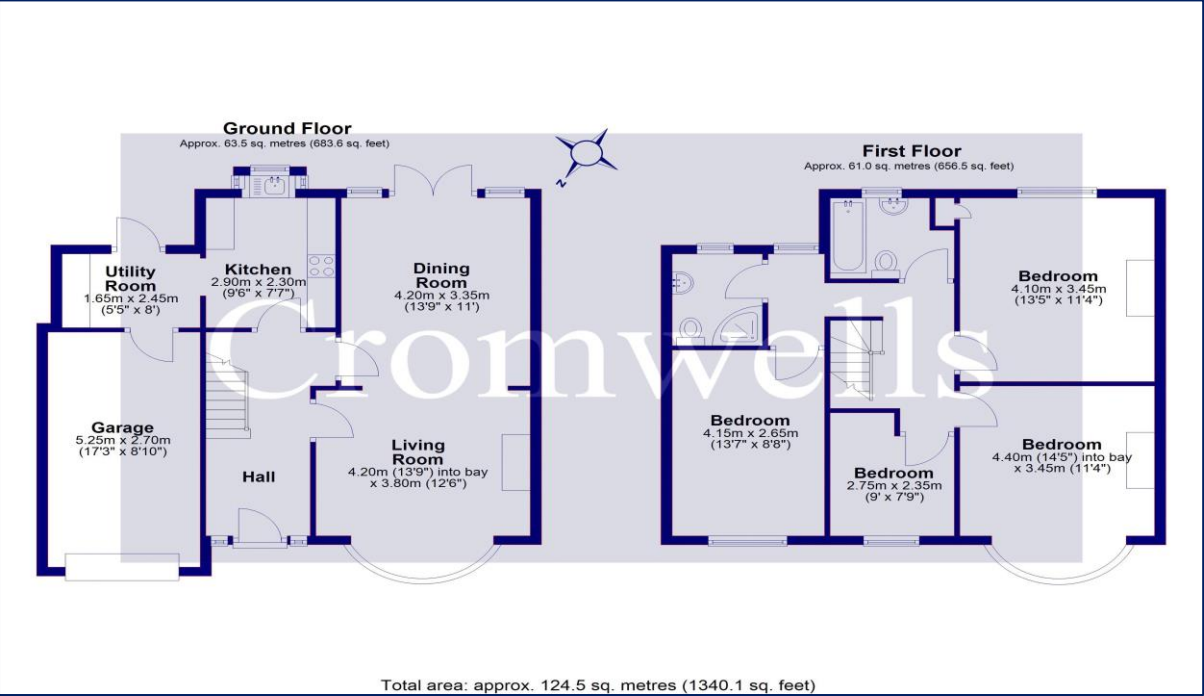
Large Rear Garden

Integral Garage - 17' 3" x 8' 10" (5.25m x 2.69m)

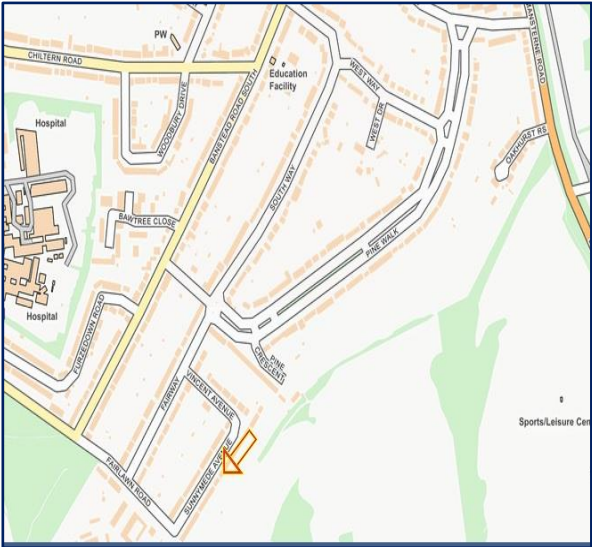
Front and rear access into utility room

Driveway to front for off street parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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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