



Cromwells

Repton Close, Carshalton, Surrey, SM5 3QG
Guide Price £550,000

A three bedroom semi-detached family home with garage, situated in a quiet yet convenient cul de sac location, occupying a wider than average corner plot, with a generous south facing rear garden. The property provides excellent potential for extension (STPP) and is ideally located close to local shops, schools and excellent transport links.



***NO CHAIN *Three Good Size Bedrooms
*Spacious Lounge *Detached Garage & Driveway**

Entrance

Front door opens out into entrance hallway, stairs leading to first floor, carpeted, door to:

Living Room - 15' 3" x 10' 10" (4.64m x 3.30m)

Double glazed window to front aspect, carpet, feature fireplace, leads through to:

Kitchen/Dining Room - 11' 3" x 16' 11" (3.43m x 5.15m)

Dining Area: Carpet, radiator, hatch to kitchen, double doors out to garden, leads through to:

Kitchen Area: Tiled walls and floor, integrated over and hob, integrated sink and drainer with mixer tap with window above looking out into the garden, ample worktops with cupboards and drawers below, all mounted cupboards, door to side garden.

Bathroom

White 3 piece-suite consisting of white panel bath with mixer tap and hand held shower, wash hand basin and low level wc with integrated storage, tiled walls and window to side aspect.



Stairs to First Floor

Bedroom 1 - 11' 8" x 13' 9" (3.55m x 4.19m)

Window to front aspect, built in wardrobe, carpet, radiator.

Bedroom 2 - 12' 6" x 9' 2" (3.81m x 2.79m)

Window to rear aspect, carpet, radiator, built in cupboard.

Bedroom 3 - 9' 2" x 7' 5" (2.79m x 2.26m)

Window to rear aspect, built in cupboard, carpet, radiator.

Rear Garden

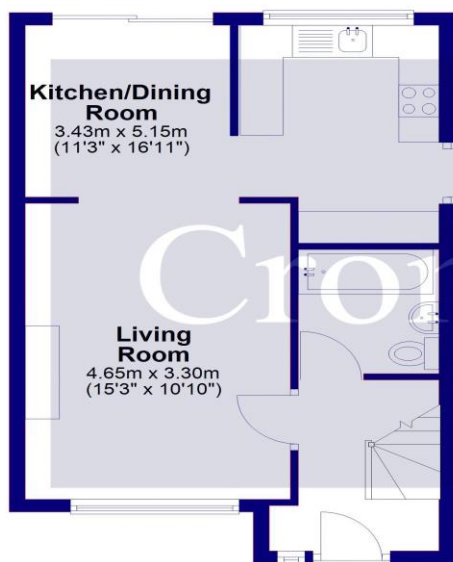
A good sized well kept garden with a patio area leading on to lawn, with lots of trees and shrubbery.

Garage



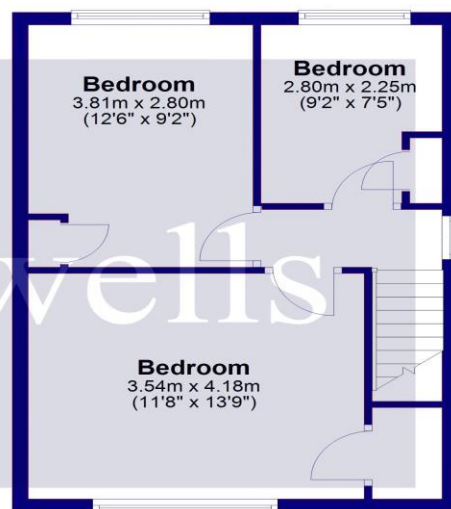
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 78.4 sq. metres (844.4 sq. feet)

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



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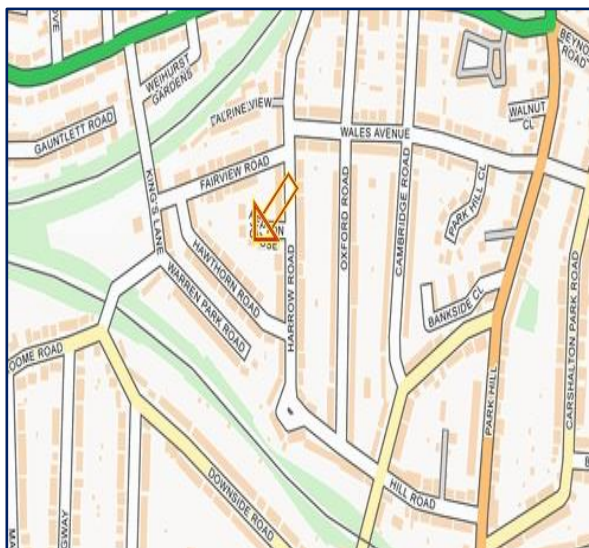


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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