



Cromwells

Cambridge Road, Carshalton Beeches, Surrey, SM5 3QR
Guide Price £700,000

A superb extended 4/5 bedroom Semi Detached family home within the catchment of high performing primary and secondary schools. along with choice of Grammar Schools within easy access. Also benefits of being just a short walk away from the amenities on Banstead Road with its local shops & restaurants. Also central to Carshalton, Carshalton Beeches and Sutton Mainline Stations with excellent transport links into London.



***4/5 Bedrooms**
***2 Bathrooms**
***Conservatory**
***Large Garden & Off Street Parking**

Enclosed Entrance Porch

Door leading to:

Entrance Hall

Storage cupboard Doors leading to:

Reception Room - 14' 10" x 11' 6" (4.52m x 3.50m)

Front aspect

Dining Room - 13' 1" x 10' 5" (3.98m x 3.17m)

Rear aspect, doors to conservatory

Conservatory - 8' 10" x 8' 8" (2.69m x 2.64m)

Rear aspect, door to garden

Kitchen/Breakfast Room - 19' 7" x 14' 5" (5.96m x 4.39m)

Rear aspect, storage cupboards, door to garden

Bedroom 5 - 18' 5" x 6' 5" (5.61m x 1.95m)

Front aspect, door leading to en-suite shower room

En-suite shower room

Leading from bedroom 5

Stairs to first floor landing

Storage Cupboard, doors leading to:

Bedroom 1 - 15' 10" x 10' 5" (4.82m x 3.17m)

Front aspect, fitted wardrobe cupboards

Bedroom 2 - 13' 1" x 10' 5" (3.98m x 3.17m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 12' 2" x 6' 5" (3.71m x 1.95m)

Front aspect

Bedroom 4 - 8' 4" x 7' 0" (2.54m x 2.13m)

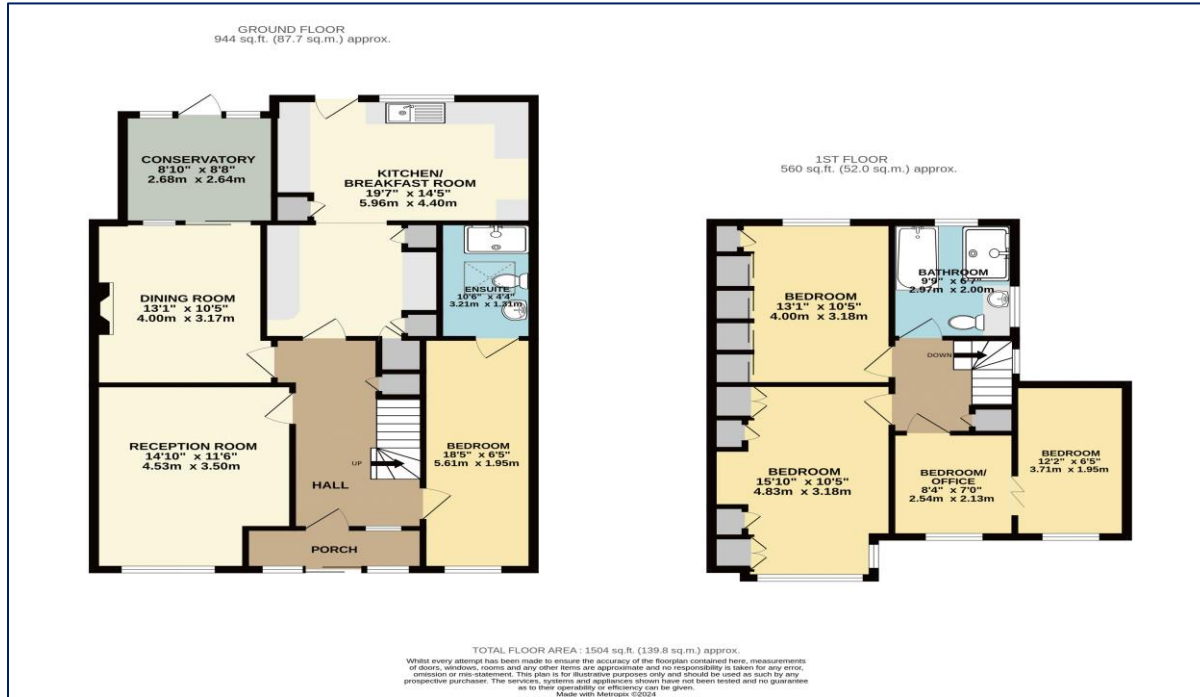
Front aspect leading through to Bedroom 3

Outside

Large rear garden

Driveway to front for off street parking





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



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Carshalton
Surrey
SM5 3NP



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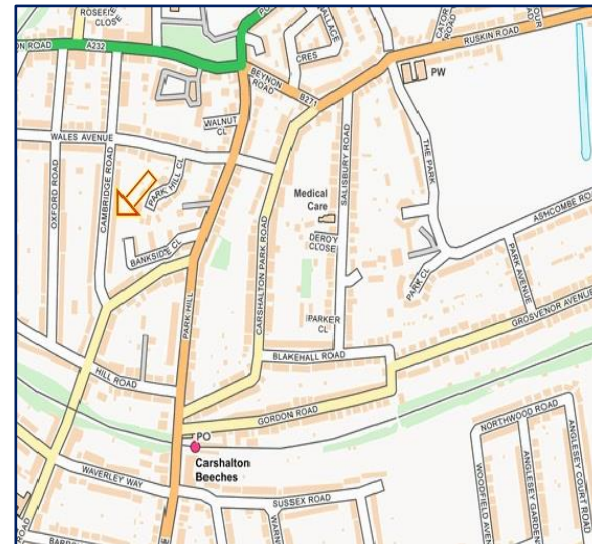


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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