



Cromwells

Winchcombe Road, Carshalton, Surrey, SM5 1RN
Guide Price £450,000

A delightful and spacious extended 3 bedroom Terrace family home. The property is conveniently located being within walking distance of local shops along Wrythe Lane and is approximately $\frac{3}{4}$ of a mile from Carshalton Train station with its excellent services into London.



- *Spacious Living Accommodation**
 - *Large Rear Garden**
 - *2 Bathrooms**
 - *Off Road Parking**
-

Enclosed Entrance Porch

Door leading to:

Entrance Hall

Doors leading to:

Living Room - 17' 5" x 12' 6" (5.30m x 3.81m)

Front aspect

Kitchen/Dining Room - 14' 1" x 12' 6" (4.29m x 3.81m)

Rear aspect, open plan, door to garden

Family Bathroom - 5' 11" x 5' 9" (1.80m x 1.75m)

Rear aspect

Stairs to first floor landing

Doors to:



Bedroom 1 - 11' 2" x 9' 2" (3.40m x 2.79m)

Fitted wardrobe cupboards, door to en-suite shower room. Front aspect

En-Suite Shower Room - 5' 5" x 3' 11" (1.65m x 1.19m)

Leading from Bedroom 1, front aspect

Bedroom 2 - 10' 10" x 9' 2" (3.30m x 2.79m)

Rear aspect

Bedroom 3 - 8' 6" x 7' 10" (2.59m x 2.39m)

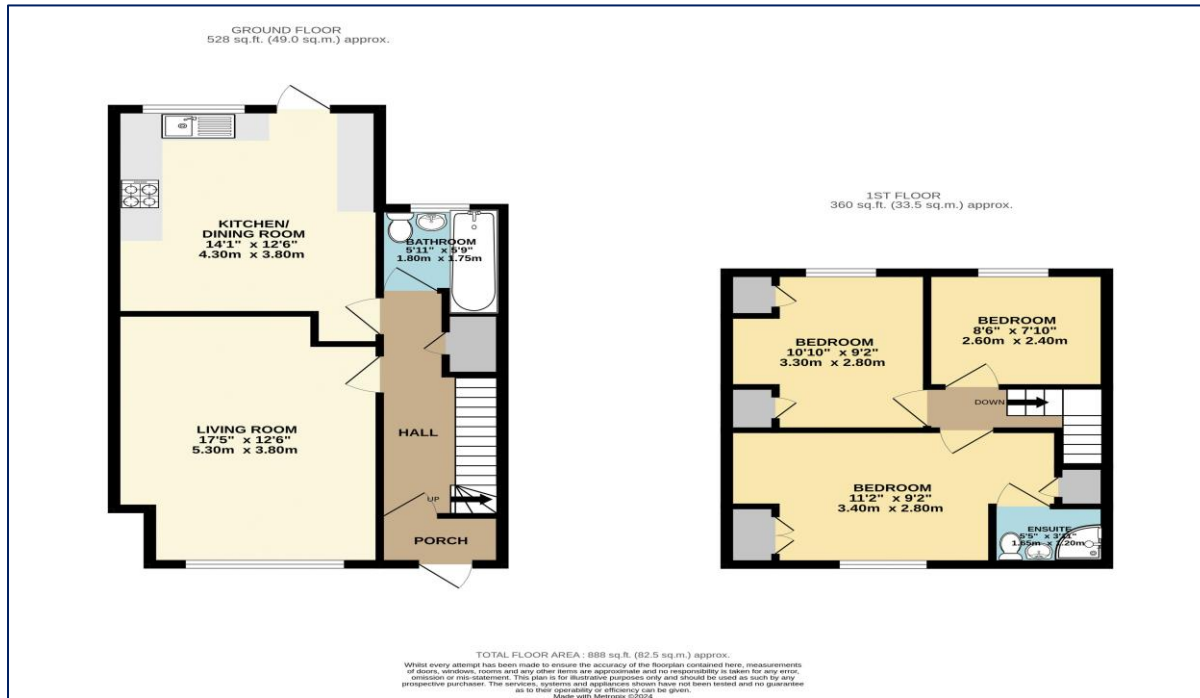
Rear aspect

Outside

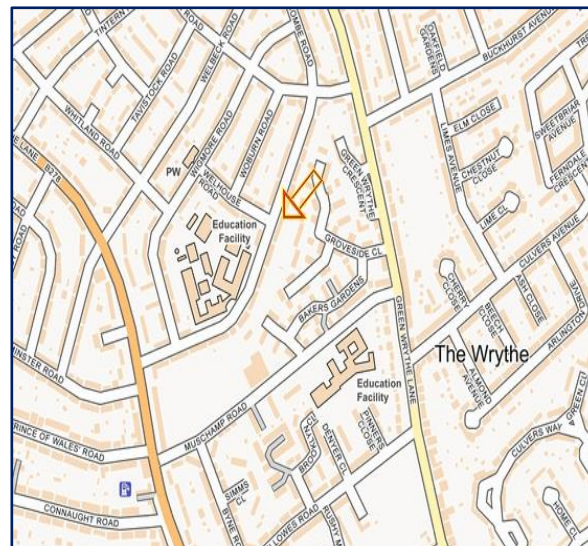
Large Rear Garden

Driveway to front for off street parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Council Tax - C

Local Authority: London Borough of Sutton

Tenure - Freehold



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