



31 Lavender Close, Carshalton, Surrey, SM5 3EH



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Guide price £320,000

Cromwells
ESTATE AGENTS



31 Lavender Close

Carshalton, SM5 3EH

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A great opportunity to own this superb two bedroom ground floor flat with direct access to its own garden, presented in great condition throughout! The property offers a spacious reception room, a modern bathroom, two well proportioned bedrooms and a kitchen providing access to the garden. Outside the property is a good sized rear garden with patio and lawn area, side access and off street parking for one car to the front.

Lavender Close is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington and Carshalton mainline train station only a short walk away with their great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.

Accommodation

Door into communal entrance, front door into

Entrance Hall
Radiator, wood flooring, storage cupboard.

Open plan Living Dining Room





Fireplace, radiators, double glazed window to front aspect, fitted carpet, and wood flooring.

Kitchen

Range of fitted kitchen units and doors with laminate worksurface, inset stainless steel sink with mixer tap, integrated oven and gas hob with extractor fan above, space for tall fridge freezer and washing machine, tiled splashback, wood flooring, double glazed window, and patio door leading out to garden.

Bedroom One

Radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect.

Bathroom

Modern white three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, WC, vanity wash hand basin with chrome mixer tap and storage below, part, tiled walls, wood flooring, double glazed window to rear aspect.

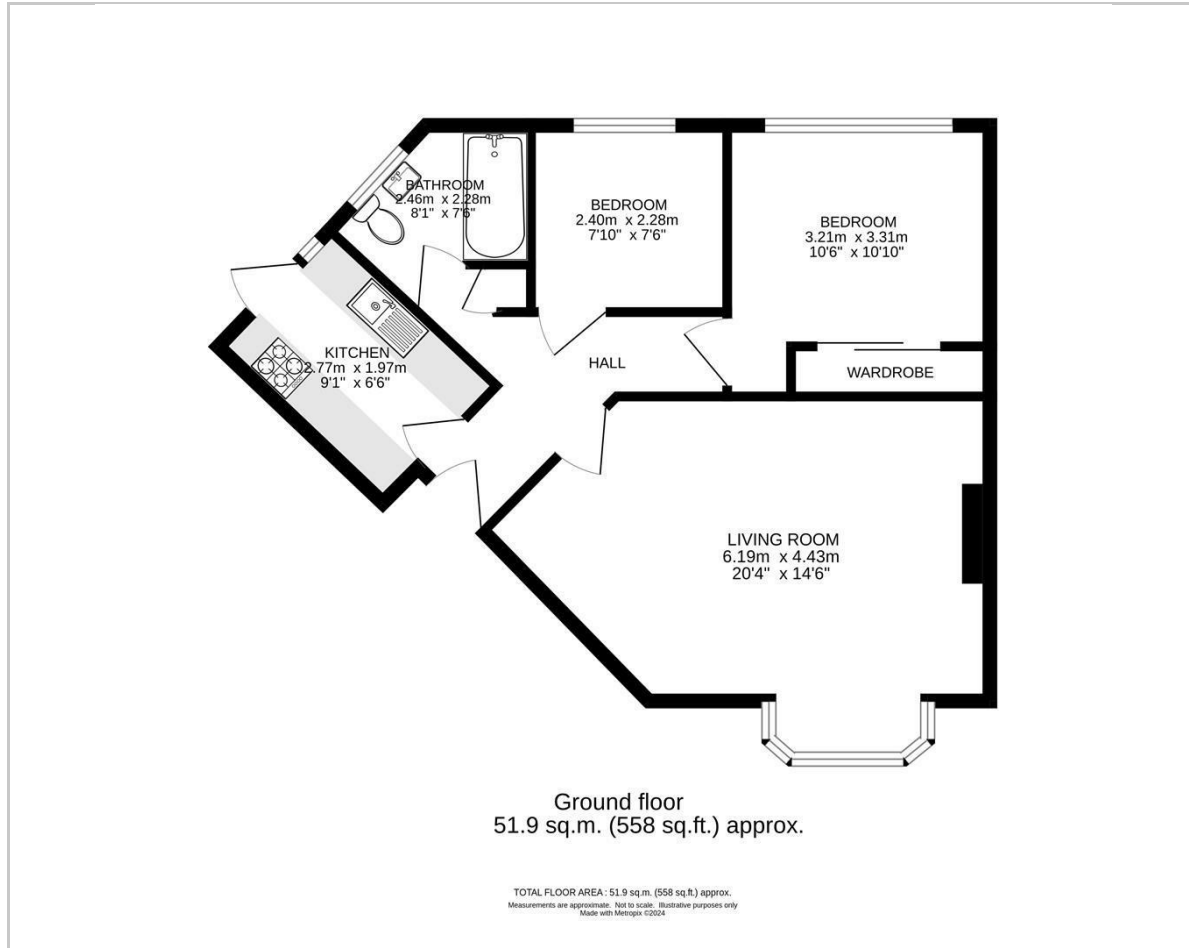
Rear Garden

Mainly laid to lawn with mature shrubs bordering, footpath, shed, paved patio area, side access.

Off street parking to the front.



Floor Plan



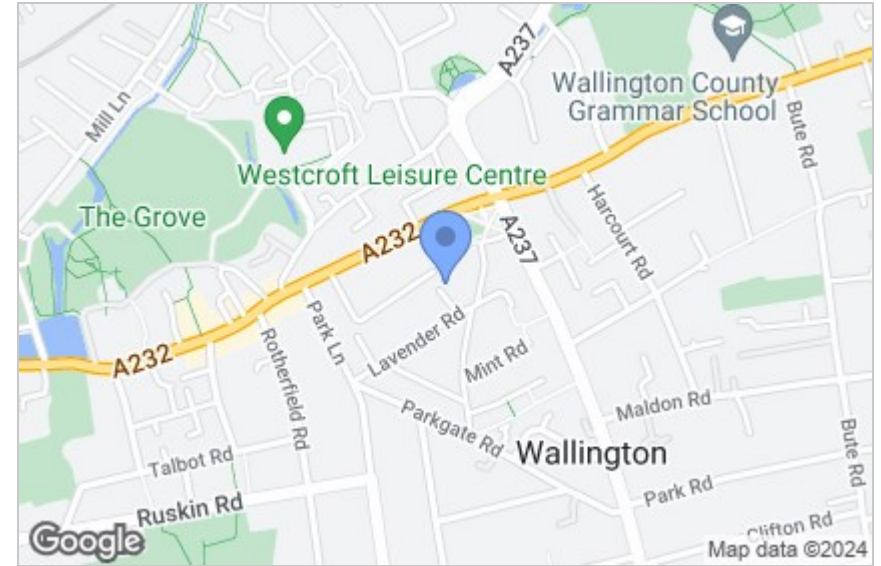
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

