



13 Sandown Drive, Carshalton, SM5 4LN



Guide price £290,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this immaculately presented two bedroom first floor flat, situated in a desirable tree lined road in 'Carshalton on the Hill'. close to shops, amenities, transport links and popular local primary and secondary schools.

This spacious flats offers excellent room sizes and features a lovely open plan reception room with dual aspect windows allowing lots of natural light into the room. There is also a modern kitchen and bathroom,two double bedrooms and good storage space in the hallway. The property includes a garage en bloc and is sold with the benefit of a renewed lease on completion and no onward chain. A viewing is recommended to appreciate the size and space this superb property has to offer.



Accommodation

Security phone entry system, door into communal hall. Stairs to first floor. Front door into

Entrance Hall

Security phone entry system, radiator, fitted carpet, two large storage cupboards.

Bedroom One

Radiator, fitted carpets, double glazed



window to front aspect

Bedroom Two

Radiator, fitted carpet, double glazed window to front aspect

Bathroom

Modern suite comprising of walk in shower cubicle with sliding door, electric shower, vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, extractor fan, part tiled walls, tiled flooring.

Open plan Living Dining Room

Radiators, fitted carpet, double glazed window to side and rear aspect.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob, extractor fan above, space for under counter, fridge, freezer, washing machine and tumble dryer, tiled splashback, tiled flooring, wall mounted boiler, double glazed window to rear aspect.

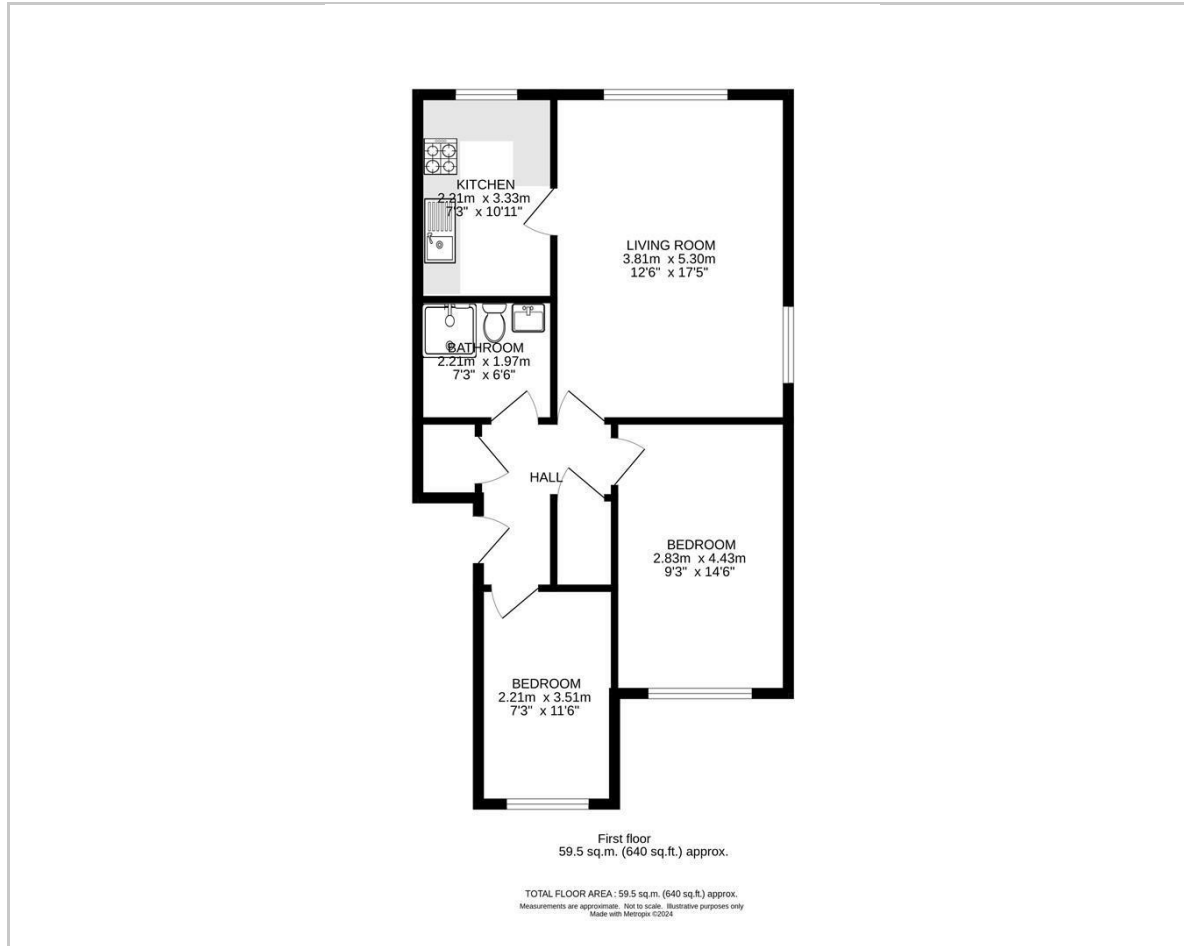
Outside

Garage en bloc

Communal gardens to rear



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

