



23 The Causeway, Carshalton, Surrey, SM5 2LZ



Offers over £580,000

**Cromwells**  
ESTATE AGENTS



# 23 The Causeway, Carshalton, SM5 2LZ

Cromwells Wallington are pleased to present this superbly presented three bedroom end of terrace home, situated in a highly sought after residential road in Carshalton. The property features an open plan living dining room, an extended playroom, a well equipped kitchen with utility area and downstairs WC on the ground floor. Upstairs there are three good sized bedrooms and a luxury modern bathroom.

There is excellent scope to extend into the loft, subject to relevant planning being granted. The rear garden is an impressive size with a large lawn area and a detached garage for storage.

The Causeway is excellently located for transport links, with both Carshalton and Hackbridge train stations within easy reach. The Grove Park offers local green space to enjoy, together with Carshalton Village and all the amenities it has to offer.

## Accommodation

Sheltered entrance, front door into

### Entrance Hall

Under stairs storage cupboard, radiator, fitted carpet .

### Living Room

Modern vertical radiator, fitted carpet, bay window to front aspect .

### Dining Room

Feature panelled walls with built in shelving, radiator, laminate flooring .

### Playroom

Two radiators, laminate flooring, double glazed French doors opening out to garden

### Kitchen

Range of fitted kitchen units and drawers with wood effect worksurface , 1 1/2 bowl, stainless steel sink with chrome mixer tap and filtered tap, water softener, integrated oven and gas hob, space for tall fridge freezer and dishwasher, tiled splashback, laminate flooring, double glazed window to side aspect.

### Utility Area

With worktop, space and plumbing for washing machine and tumble dryer, radiator, wall mounted 'Worcester' boiler, double glazed door leading out to garden

### Downstairs WC

With wash hand basin and storage below, radiator, WC, double glazed obscure window to rear aspect.

Stairs to 1st floor hallway, double glazed window to side aspect, loft access.

### Bedroom One

Range of fitted wardrobes, radiator, fitted carpet, double glazed window to front aspect

### Bedroom Two

Built in wardrobes and cupboards, radiator, fitted carpet, double glazed window to rear aspect

### Bedroom Three

Built-in cupboards, radiator, laminate flooring, double glazed window to front aspect

### Bathroom

Luxury bathroom suite comprising bath with shower screen, thermostatic shower with rain shower head and hand shower attachment, WC, vanity wash hand basin with mixer tap and storage drawers below, shaver point, heated towel rail, part tiled walls, double glazed window to rear aspect.

### Outside

#### To the front

Gravelled driveway with off street parking, gate with side access

#### Rear Garden

Well maintained garden with large lawn area, patio section, detached garage, fence enclosed, side access

## ROOM MEASUREMENTS

Living Room: 16'2 x 11'2 (4.93m x 3.41m)

Dining Area: 7'9 x 7'1 (2.36m x 2.16m)

Play Room: 11'6 x 11'2 (3.51m x 3.41m)

Kitchen: 11'0 x 9'4 (3.36m x 2.85m)

Utility Area: 12'3 x 4'5 (3.74m x 1.35m)

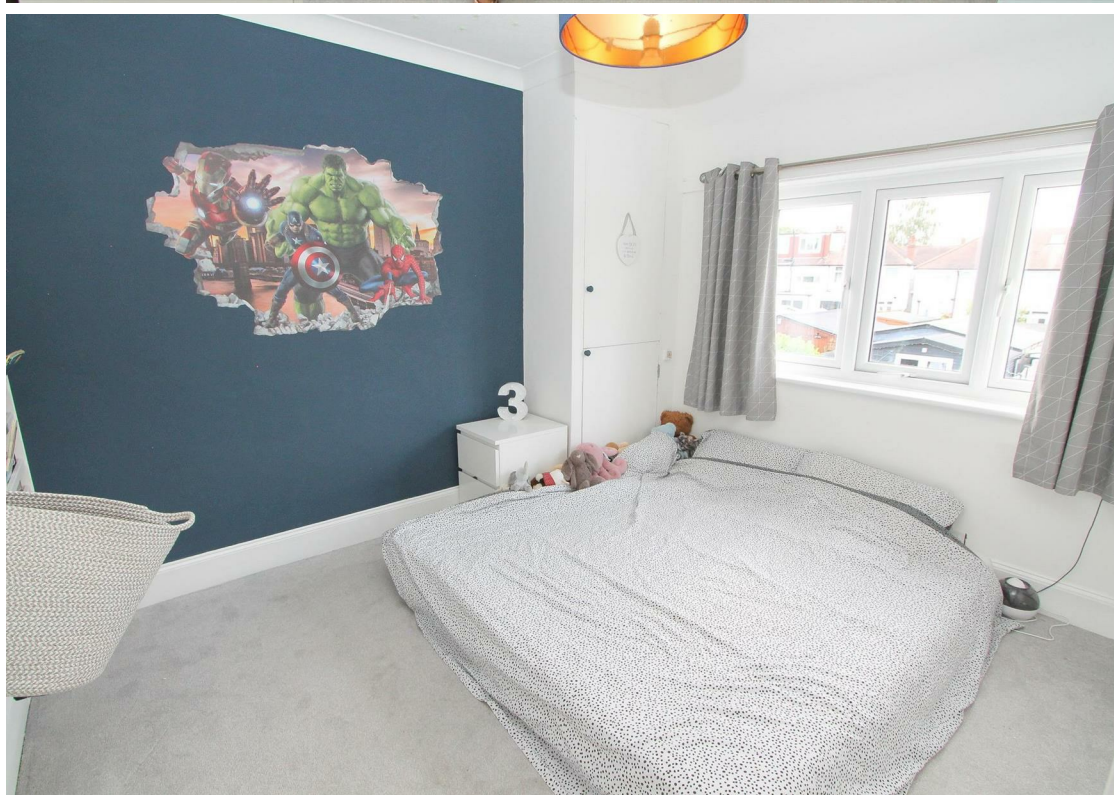
Bedroom One: 13'4 x 10'2 (4.07m x 3.10m)

Bedroom Two: 11'4 x 10'8 (3.46m x 3.25m)

Bedroom Three: 7'6 x 6'7 (2.29m x 2.01m)

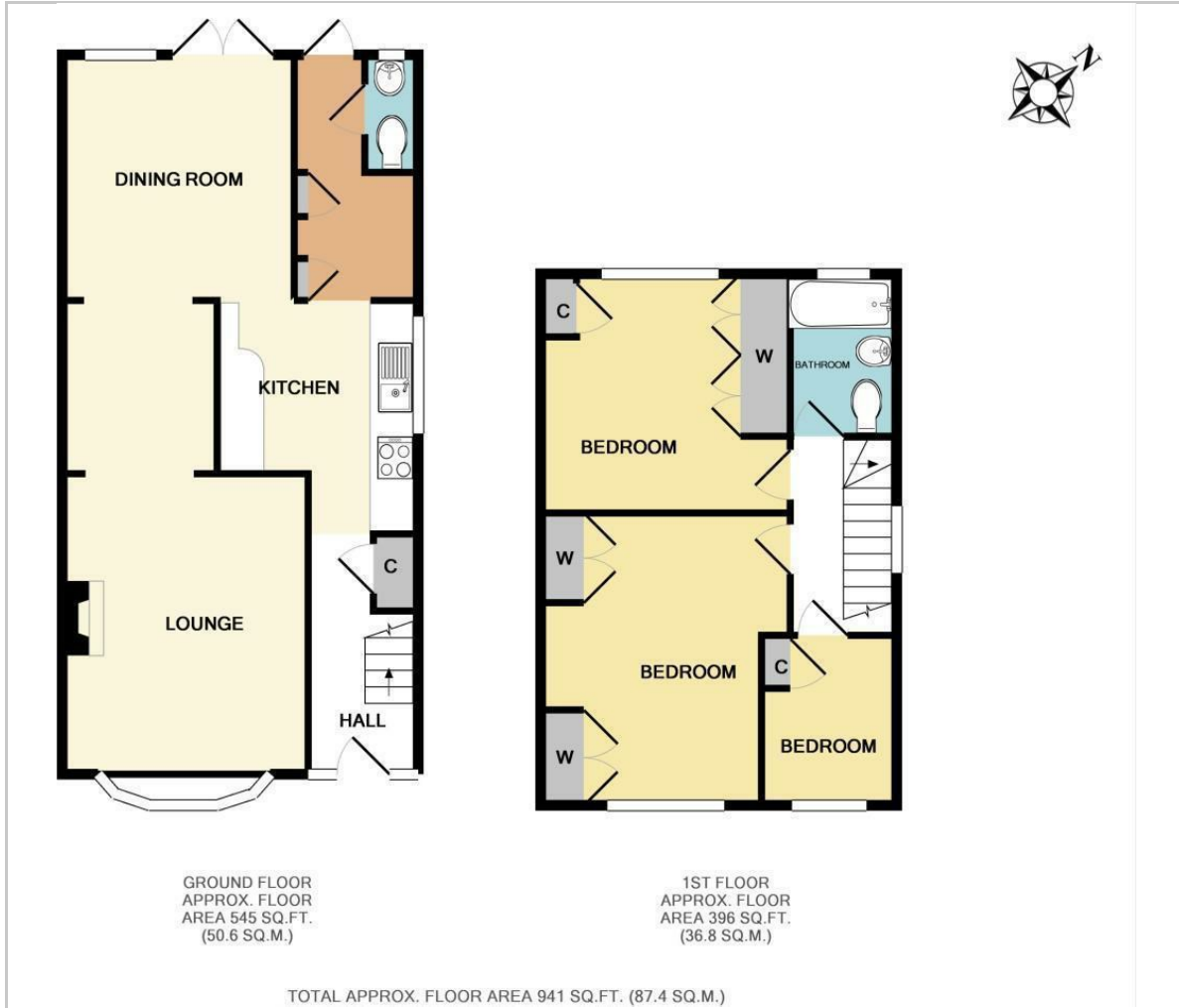




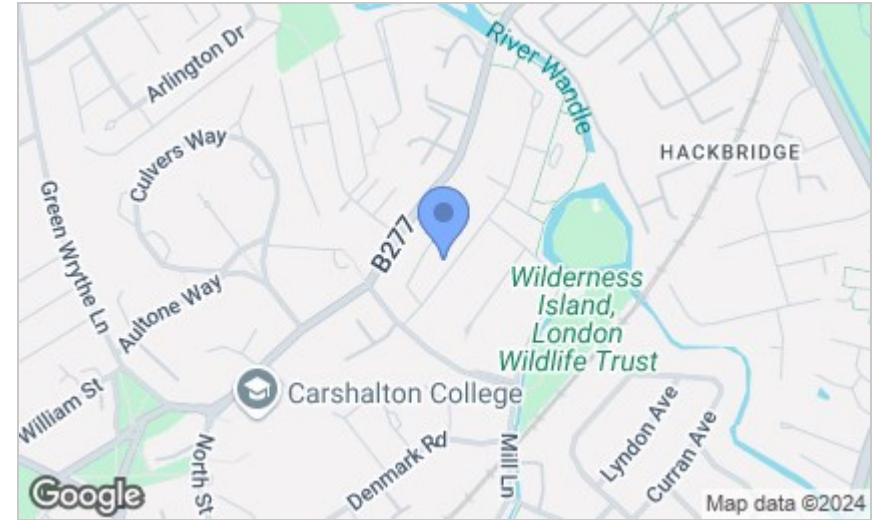




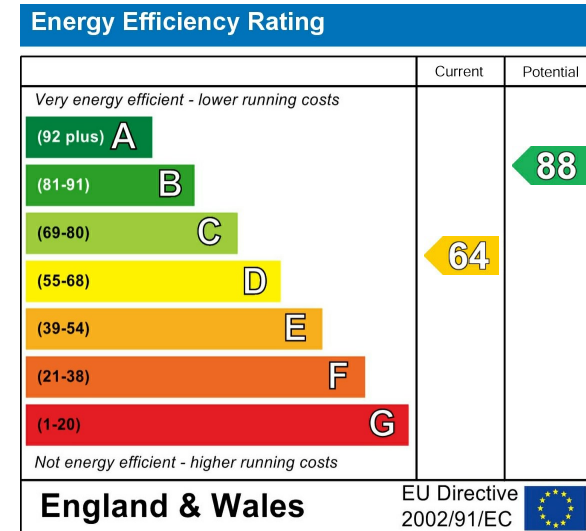
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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