

Cromwells



Wrythe Lane, Carshalton, SM5 1TX

Offers in Excess of £475,000

This three bedroom, two reception room, 'Butterfly' style terraced family home with garden has the added benefit of a driveway for the off road parking of several vehicles. The house is set back from the road by a grass verge and situated in a convenient residential location close to local amenities. It is adjacent to St Helier Open Space, with skatepark and children's playground, and to St Helier Hospital. Carshalton, Sutton Town Centre and Morden are all within easy reach, with shops, restaurants, gyms, other leisure facilities and transport links. Sutton Common and St Helier mainline railway stations have good services into Central London. Buses link to Morden Underground Station on The Northern Line. Well regarded local schools include Greenshaw High School, Carshalton High School for Girls, Carshalton Boys Sports College and Harris Academy. EPC rating E. No Onward Chain.

Accommodation

A spacious hallway leads to rooms to both the left and right. To the right is the large double aspect reception room, with bay window to the front and door and window to the rear garden. To the left are a further reception room with bay window to the front, and the modern fitted kitchen.

Upstairs there is a landing with storage cupboard, leading to a large double aspect bedroom, a further double bedroom and a single bedroom, together with the family bathroom.

Outside

There is a paved driveway to the front of the property for the off street parking of several vehicles.

The rear garden is mainly paved with planting to borders.





Council Tax - C
Tenure - Freehold

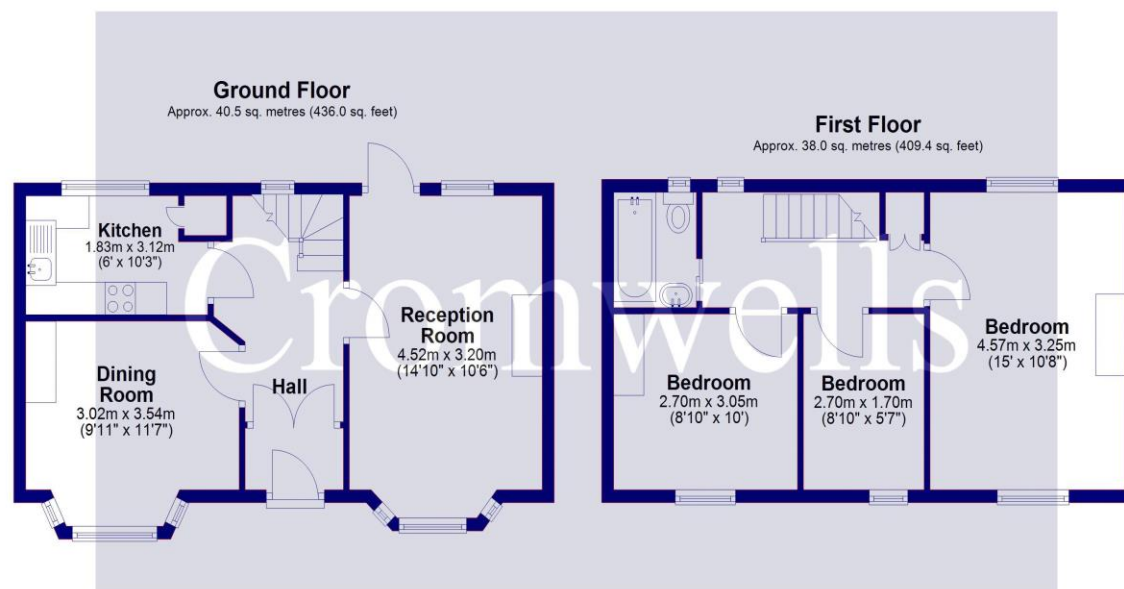
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Disclaimer

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Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



