



Cromwells

**Central Way, Carshalton, Surrey, SM5 3NF**  
**Guide Price £895,000**

**A characterful spacious 4 bedroom, 3 reception room Semi Detached family home. Beautifully presented and Ideally located in the heart of Carshalton Beeches, and within minutes walk from the highly regarded Barrow Hedges Primary School. and also being within easy reach of many other high performing Schools. Carshalton Beeches train station is also within easy walking distance, providing direct links to central London. Local shops, cafés, and green spaces are all close by, making it a popular choice for families and commuters alike.**



- \*4 Good Size Bedrooms**
- \*3 Reception Rooms**
- \*Large Rear Garden**
- \*Utility Room + Garage/Storage**

### **Canopied Entrance Porch**

Door to:

### **Entrance Hall**

Doors leading to:

### **Living Room - 14' 11" x 12' 6" (4.54m x 3.81m)**

Feature fireplace, front aspect, leading through to dining room

### **Dining Room - 14' 9" x 12' 6" (4.49m x 3.81m)**

Feature fireplace, rear aspect, leading through from living room, doors out to garden

### **Ground Floor WC**

Side aspect

### **Kitchen - 10' 10" x 7' 10" (3.30m x 2.39m)**

Side aspect, leading through to breakfast room

### **Breakfast Room - 7' 7" x 7' 10" (2.31m x 2.39m)**

Rear aspect, doors out to garden. Door to utility/garage.

### **Utility/Garage - 28' 3" x 7' 10" (8.60m x 2.39m)**

Front access, internal access via breakfast room & access out to garden



## Stairs to first floor landing

Doors to:

### Bedroom 1 - 15' 1" x 12' 6" (4.59m x 3.81m)

Bay window, feature fireplace

### Bedroom 2 - 14' 9" x 10' 6" (4.49m x 3.20m)

Feature fireplace, rear aspect.

### Bedroom 3 - 10' 0" x 9' 10" (3.05m x 2.99m)

Rear aspect, fitted wardrobe cupboard

### Bedroom 4 - 7' 1" x 11' 8" (2.16m x 3.55m)

Side bay window, front aspect

## Family Bathroom

Side aspect

## Separate WC

Side aspect

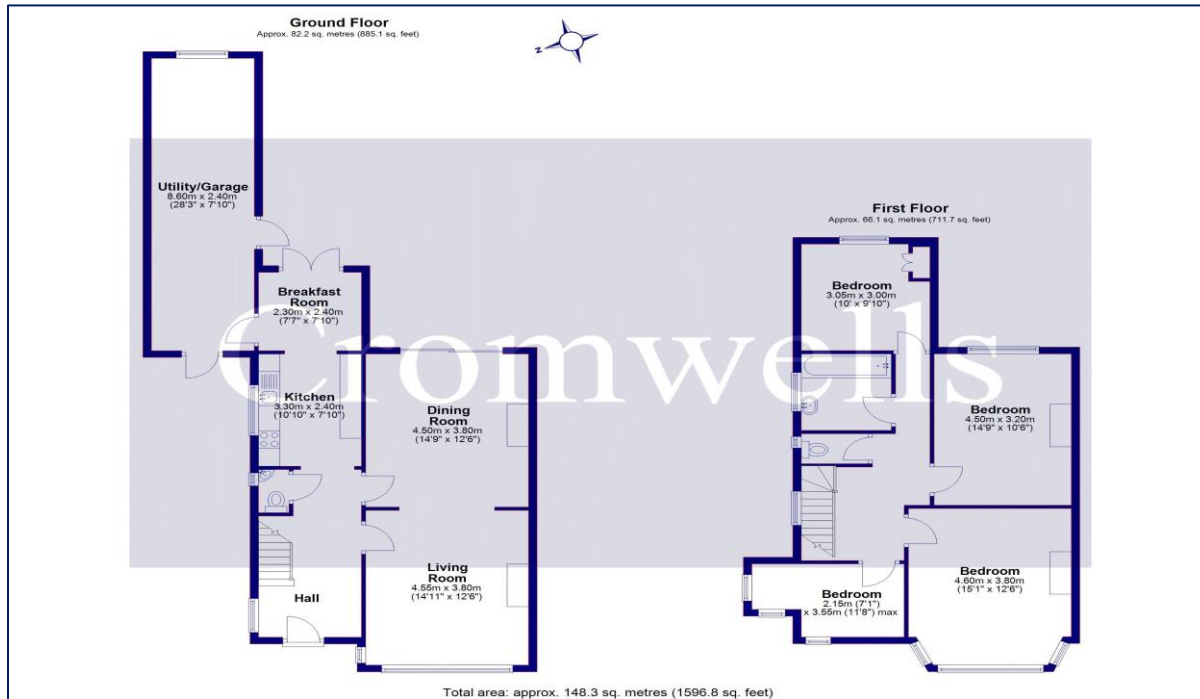
## Outside

### Large Rear Garden

Access to Utility/Garage

### Well Established Front Garden





**Council Tax - F**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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