

Cromwells



Harrow Road, Carshalton Beeches , Surrey, SM5 3QE
Offers in Excess of £775,000

A beautiful extended 4 Bedroom spacious Semi Detached family home. Ideally located within easy reach of Sutton, Carshalton and Carshalton Beeches mainline stations with excellent services into London Bus routes are also close to hand serving surrounding areas, as well as being perfectly located for an abundance of local high performing primary and secondary schools. Fantastic open spaces are easily walkable and include Carshalton ponds and Grove Park.



- *Superb 21'2 x 19'6 Kitchen/Dining Room**
- *4 Bedrooms including
17'3 x 14'8 Loft extension & en-suite**
- *Large Rear Garden including Garage/Storage
& Office to Rear**
- *Good size driveway to front for off Street Parking**

Enclosed Entrance Porch

Inner doors to:

Entrance Hall

Doors leading to:

Reception Room - 14' 7" x 12' 6" (4.44m x 3.81m)

Front aspect, bay window

Kitchen/Dining/Family Room - 21' 2" x 19' 6" (6.45m x 5.94m)

Open Plan, doors out to garden

Ground Floor WC

Side aspect

Stairs to First floor landing

Doors to:

Bedroom 1 - 13' 7" x 12' 6" (4.14m x 3.81m)

Front aspect, range of fitted wardrobe cupboards

Bedroom 2 - 12' 4" x 11' 2" (3.76m x 3.40m)

Rear aspect

Bedroom 3 - 6' 3" x 6' 5" (1.90m x 1.95m)

Front aspect

Family Bathroom

Rear aspect

Stairs to second floor landing

Doors to:

Master Bedroom - 17' 3" x 14' 8" (5.25m x 4.47m)

Range of fitted wardrobe cupboards. eaves storage. doors out to Juliette balcony. Door to landing area with door to en-suite shower room.

Outside

Large Rear Garden

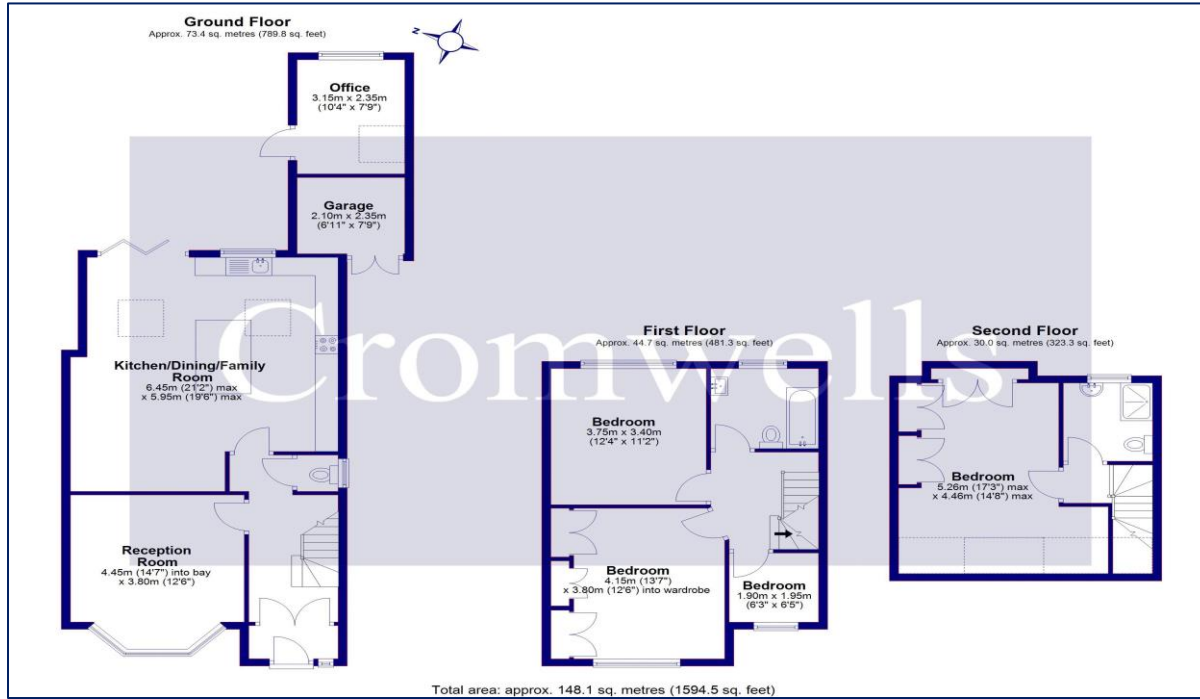
Access into office at rear of original garage.

Garage/Storage

Front access

Large Driveway with off street parking to front





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



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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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