

Cromwells



25 Central Way, Carshalton

Carshalton

Guide Price £895,000

25 Central Way

Carshalton

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.

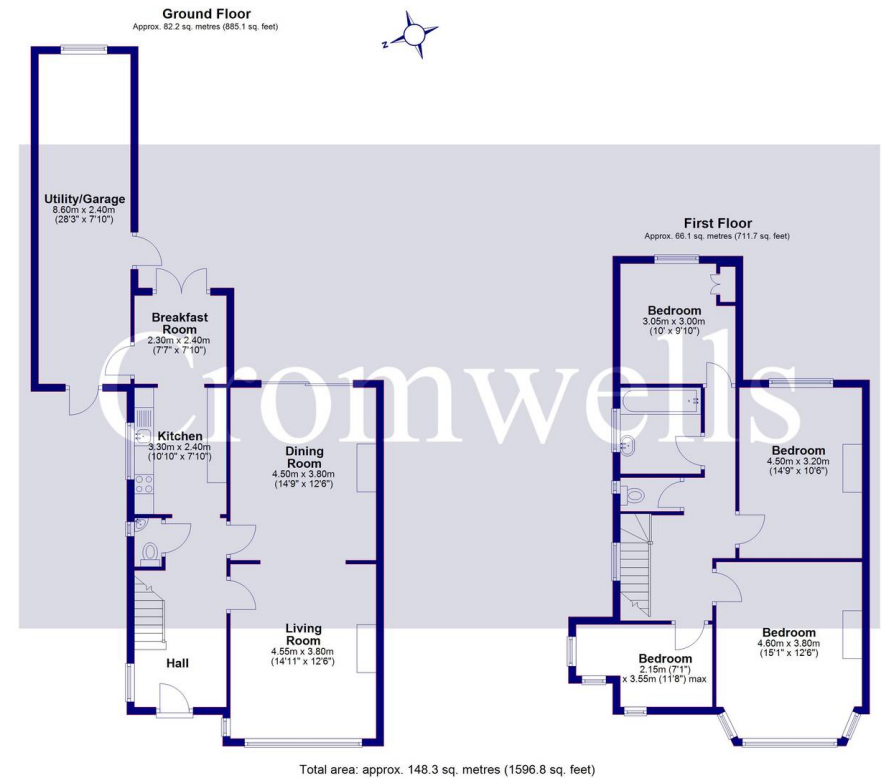
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 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" (4.55m x 3.81m)

Feature fireplace, front aspect, leading through to dining room

Dining Room

14' 9" x 12' 6" (4.50m 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" (8.61m 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" (4.60m x 3.81m)

Bay window, feature fireplace

Bedroom 2

14' 9" x 10' 6" (4.50m x 3.20m)

Feature fireplace, rear aspect

Bedroom 3

10' 0" x 9' 10" (3.05m x 3.00m)

Rear aspect, fitted wardrobe cupboard

Bedroom 4

7' 1" x 11' 8" (2.16m x 3.56m)

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



Cromwells Estate Agents

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