



Cromwells

Beechwood Court, West Street Lane, Carshalton, Surrey, SM5 2QA
Guide Price £330,000

A beautifully presented, spacious 2 double bedroom purpose built flat, forming part of a select gated development, which is situated within just a stone's throw of Carshalton Village, as well as local schools, village shops & outdoor spaces. Also just a short walk to the popular Carshalton Ponds and The Grove. Carshalton mainline station is also close by providing excellent transport links into London.



***NO CHAIN - Highly Sought After
Development**

***2 Double Bedrooms**

***15'9 Living/Dining Room & 13'6 Kitchen**

***Beautiful Communal Grounds**

Spacious Entrance Hall

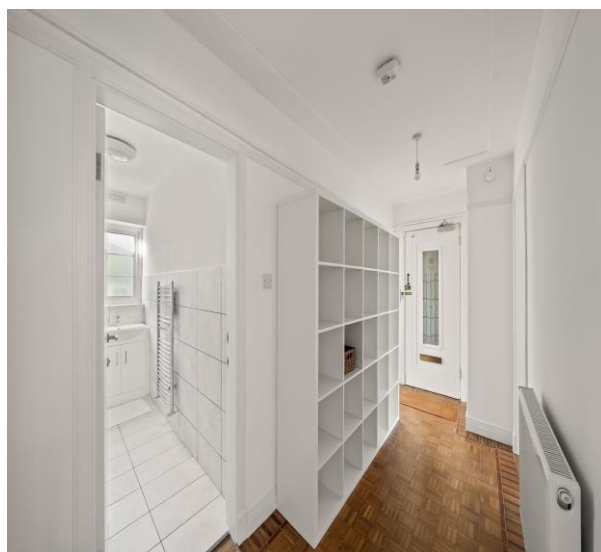
Storage cupboard, doors leading to:

Living/Dining Room - 13' 5" x 15' 9"
(4.09m x 4.80m)

Bay window

**Kitchen - 8' 7" x 13' 6" (2.61m x
4.11m)**

Door leading to shared walkway



Bedroom 1 - 11' 0" x 16' 6" (3.35m x 5.03m)

Bay window, fitted wardrobe cupboards

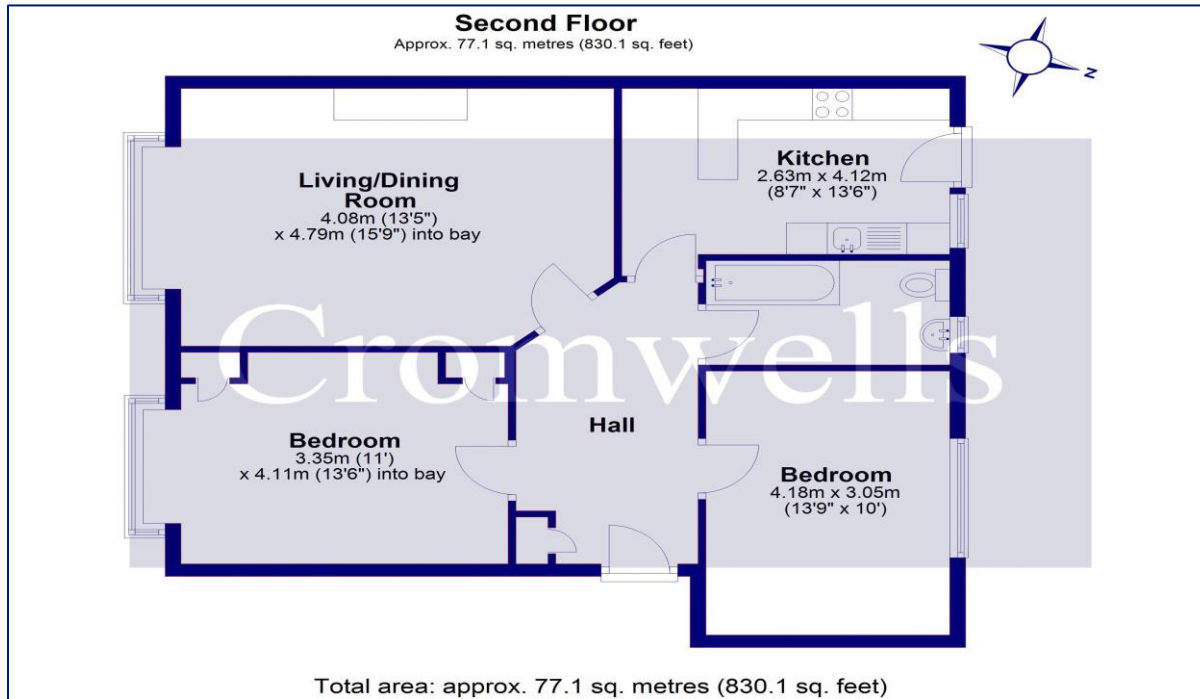
Bedroom 2 - 13' 9" x 10' 0" (4.19m x 3.05m)

Bathroom

Outside

Communal Gardens





Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold

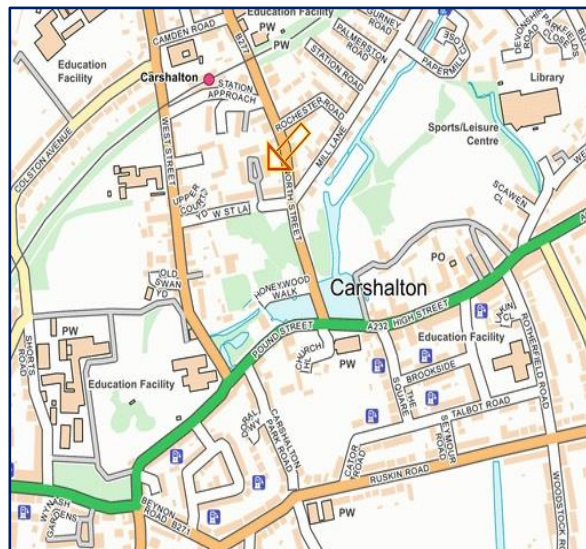
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 www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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