Cromwells

Fullerton Road, Carshalton

Carshalton

Guide Price **£799,000**

13 Fullerton Road

Carshalton

A lovely, spacious 3 double bedroom Detached family home on a wide, large plot with great kerb appeal and offers fantastic extension potential. Located in a very popular road in Carshalton Beeches, being within a very short walk of the highly regarded Barrow Hedges Primary and within close proximity to a number of well performing schools including Seaton House School, as well as local shops, restaurants and transport links. Carshalton Beeches mainline station is also within easy walking distance.

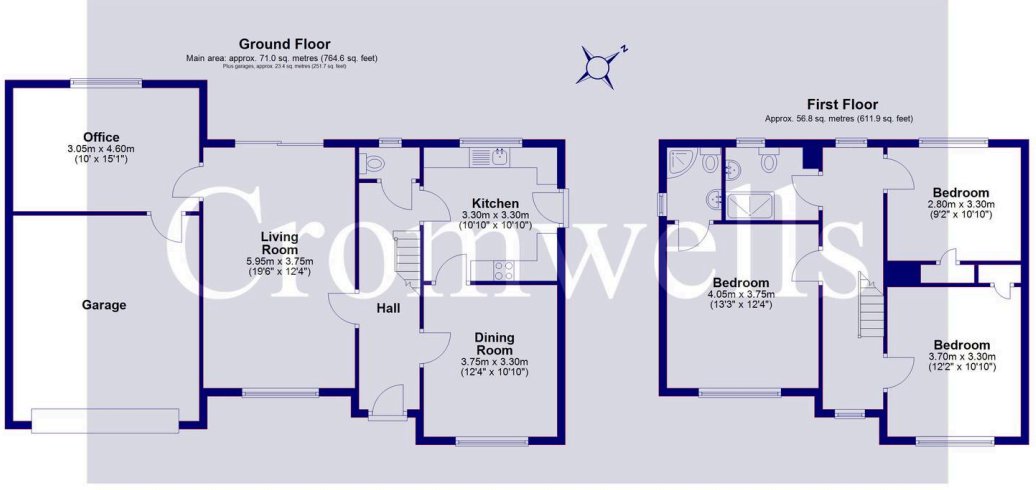
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- **NO CHAIN - Large Wide Plot**
- **19'6 Double Aspect Living Room**
- **Dining Room & Office**
- **3 Double Bedrooms & 2 Bathrooms + Ground Floor WC**
- **Large Integral Garage to side & Driveway for off street parking & Large Rear Garden**



Main area: Approx. 127.9 sq. metres (1376.6 sq. feet)
Plus garages, approx. 23.4 sq. metres (251.7 sq. feet)

Canopied Front Door
Leading to entrance hall

Entrance Hall
Doors to:

Living Room
19' 6" x 12' 4" (5.94m x 3.76m)
Double aspect, doors to garden, door to office

Dining Room
12' 4" x 10' 10" (3.76m x 3.30m)
Front aspect, door to kitchen

Kitchen
10' 10" x 10' 10" (3.30m x 3.30m)
Rear aspect, door from dining room & door to garden

Office
10' 0" x 15' 1" (3.05m x 4.60m)
Rear aspect, door to integral garage

Ground floor WC
Rear aspect

Stairs to first floor landing
Double aspect. Doors to:

Bedroom 1
13' 3" x 12' 4" (4.04m x 3.76m)
Front aspect, door to en-suite shower room

En-suite shower room
Rear, side aspect

Bedroom 2
12' 2" x 10' 10" (3.71m x 3.30m)
Front aspect, built in wardrobe, storage cupboard

Bedroom 3
9' 2" x 10' 10" (2.79m x 3.30m)
Rear aspect, built in wardrobe cupboard

Family Bathroom
Rear aspect

Large Integral Garage
Front access and rear access into office

Outside

Large Rear Garden

Driveway for of street parking

Cromwells Estate Agents

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