

Cromwells



**Princes Avenue, Carshalton Beeches, Surrey, SM5 4NZ**  
**Guide Price £925,000**

**A completely refurbished and extended four/five bedroom link detached property, which has been the subject of major renovations, providing spacious open plan living accommodation. This property is ideally located in a sought after road and is close to local schools, shops and transport links.**



**\*20'6 x 25'1 Open Plan Kitchen/Living Room**  
**\*3 Bathrooms**  
**\*Large Driveway**  
**\*Landscaped Rear Garden**

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### **Entrance Hall**

Doors leading to:

**Kitchen/Living Room - 20' 6" x 25' 1" (6.24m x 7.64m)**

Rear aspect, open plan, folding doors out to garden

**Bedroom 1 - 16' 5" x 13' 2" (5.00m x 4.01m)**

Front aspect, fitted wardrobe cupboards, door to en-suite shower room

### **En-Suite Shower Room**

Leading from bedroom 1

**Bedroom 2/Play Room - 11' 2" x 6' 11" (3.40m x 2.11m)**

Side aspect

### **Utility room**

Door to ground floor WC

**Ground Floor WC**

Side aspect



## Stairs to First Floor Landing

Doors leading to:

### Master Bedroom (Bedroom 3) - 12' 0" x 12' 6" (3.65m x 3.81m)

Rear aspect, opening through to walk in wardrobe and door to en-suite shower room

### Walk In Wardrobe & En-Suite Shower Room

### Bedroom 4 - 11' 0" x 8' 10" (3.35m x 2.69m)

Front aspect, fitted wardrobe cupboards

### Bedroom 5 - 9' 6" x 10' 0" (2.89m x 3.05m)

Front aspect

### Family Bathroom

Side aspect

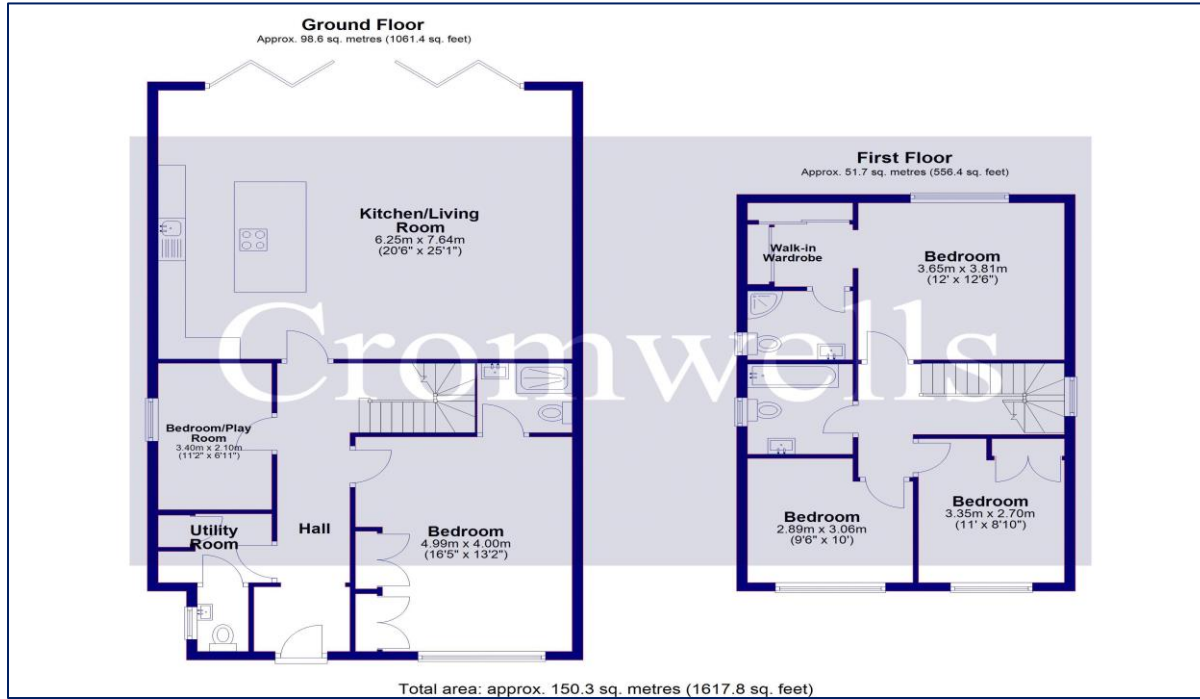
## Outside

### Landscaped Low Maintenance Rear Garden

Side access

### Driveway to front for off street parking





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



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**

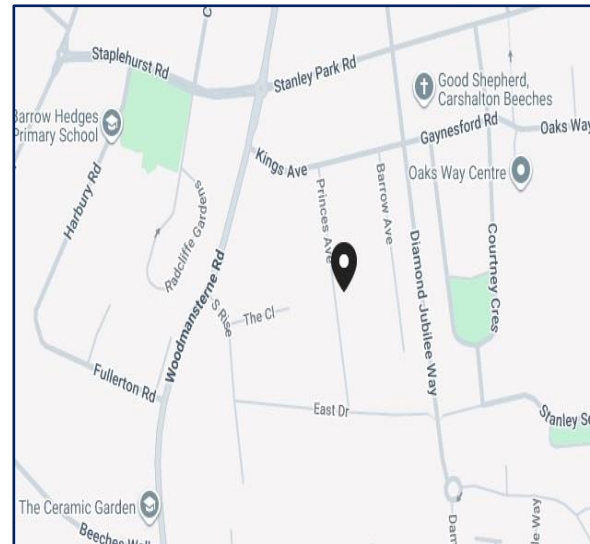


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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