



Cromwells

Peterborough Road, Carshalton, Surrey, SM5 1DT
Offers in Excess of £450,000

A lovely 3 Bedroom, extended Terraced family home with a fantastic outlook to rear, with open spaces and superb views over London's landscape. The property is located on the Carshalton side of the very popular St Helier estate and within easy reach of transport links such as Morden tube station and Mitcham Junction train and tram station, making this a superb first time buy or investment property.



***3 Bedrooms**

***20'2 Open plan Reception/Dining Room**

***13'11 x 12'5 Kitchen**

***Driveway to front for off street parking**

Enclosed Entrance Porch

Inner door to:

Reception Room/Dining Room - 20' 2" x 14' 3" (6.14m x 4.34m)

Open plan, front aspect, bay window, doors to:

Kichen - 13' 11" x 12' 5" (4.24m x 3.78m)

Rear aspect, doors out to garden

Bathroom

Modern suite, storage cupboard

Stairs to first floor landing

Storage cupboard, doors to:

Bedroom 1 - 10' 2" x 8' 0" (3.10m x 2.44m)
Front aspect

Bedroom 2 - 10' 0" x 8' 0" (3.05m x 2.44m)
Rear aspect with great views over London and open spaces

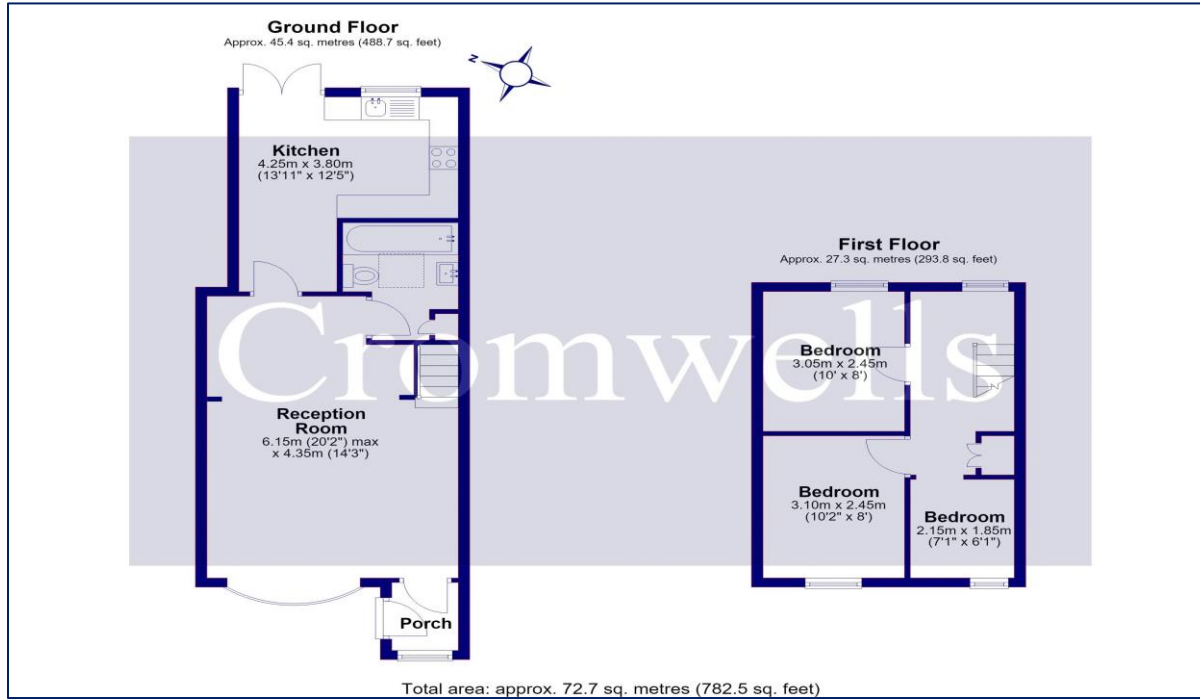
Bedroom 3 - 7' 1" x 6' 1" (2.16m x 1.85m)
Front aspect

Outside

Large Rear Garden

Driveway to front for off street parking





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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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