



Cromwells

Arlington Drive, Carshalton, Surrey, SM5 2EU
Guide Price £425,000

A well maintained 2 Bedroom Terrace home. The property is ideally located in a quiet crescent, close to local shops, schools and transport facilities.



***15' 1 Living Room & Spacious Kitchen**
***2 Double Bedrooms & Upstairs WC**
***Large Rear Garden & Off Street Parking**
***12'6 x 12'6 Outside Cabin with front & rear access**

Front door leading to:
 Entrance Hall

Entrance Hall
 Doors to:

Living Room - 15' 1" x 11' 2" (4.59m x 3.40m)
 Front aspect, bay window, fireplace

Kitchen - 11' 6" x 9' 2" (3.50m x 2.79m)
 Rear aspect, door to bathroom, door to garden

Bathroom
 Rear aspect

Stairs to first floor landing
 Doors to:



Bedroom 1 - 14' 11" x 11' 4" (4.54m x 3.45m)

Front aspect, fitted wardrobe cupboard

Bedroom 2 - 8' 2" x 11' 4" (2.49m x 3.45m)

Rear aspect

Separate WC

Rear aspect.

Outside

Large Rear Garden

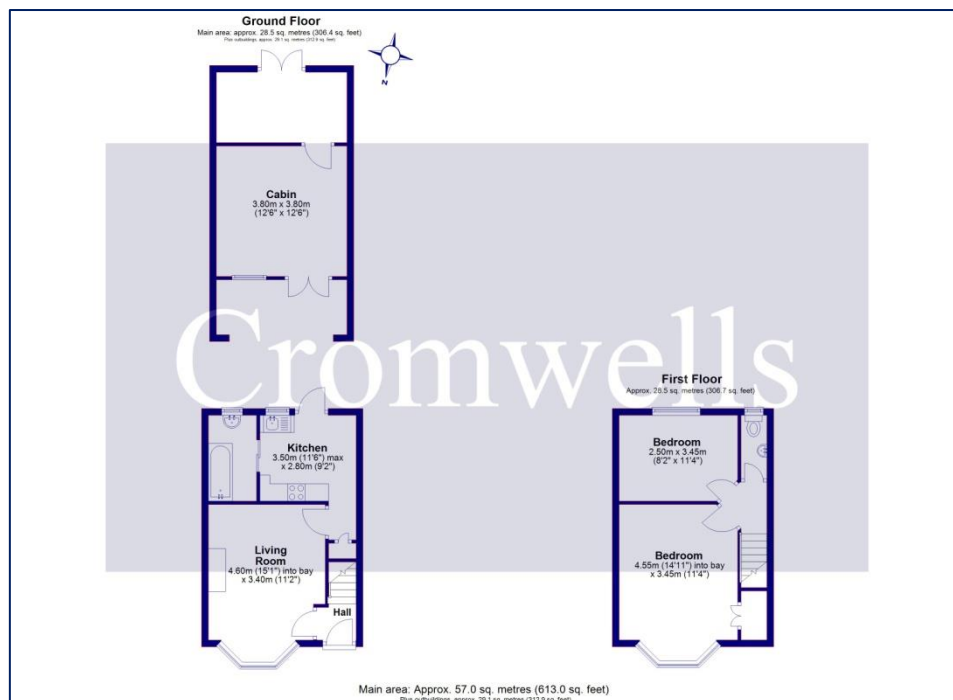
Cabin to rear

Cabin - 12' 6" x 12' 6" (3.81m x 3.81m)

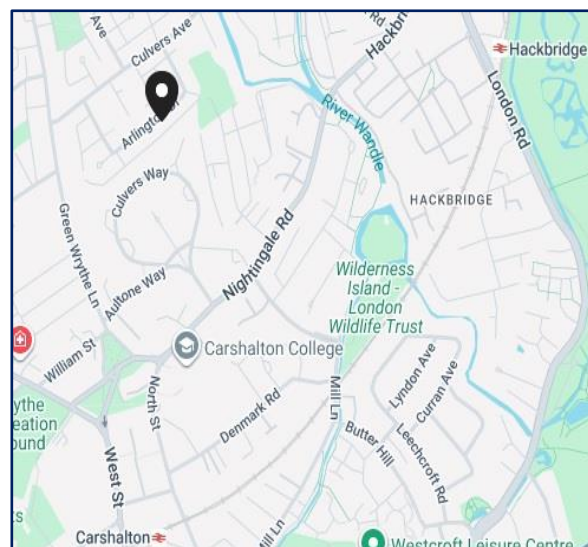
Front entrance and storage to rear. Double doors leading to rear access from access road behind.

Driveway for off street parking to front





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Council Tax - D

Local Authority: London Borough of Sutton

Tenure - Freehold



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