

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

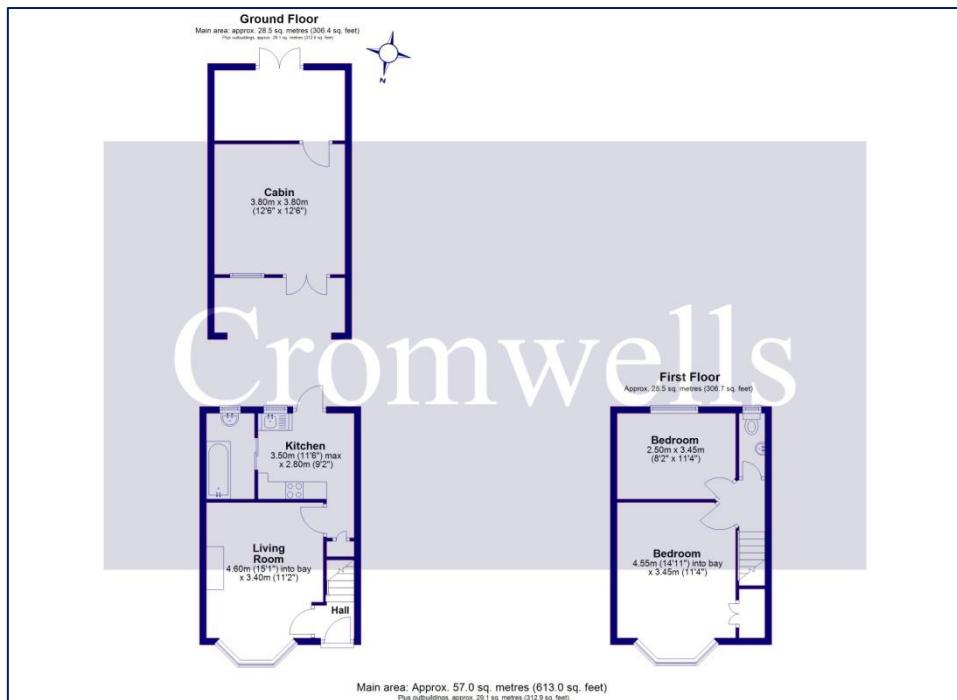
Cabin to rear

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

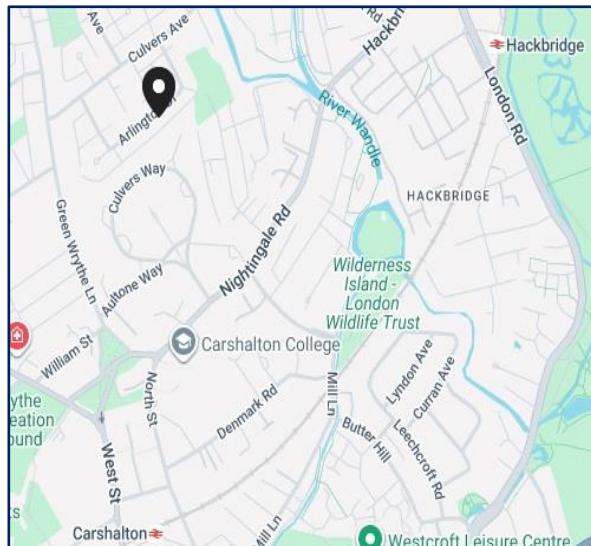
Front entrance and storage to rear. Double doors leading to rear access from access road behind.

Driveway for off street parking to front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	88 B
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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