

Cromwells



53 Wales Avenue, Carshalton

Carshalton

In Excess of £650,000

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Carshalton

This spacious three bedroom semi detached house presents an exceptional opportunity for families and professionals seeking a well-appointed home in a desirable location. The property offers generous living accommodation, featuring two inviting reception rooms that provide flexible spaces. A bright conservatory extends the living area, creating a tranquil retreat filled with natural light and offering versatile use throughout the year. The well-proportioned kitchen is complemented by a practical utility room, allowing for convenient household management and additional storage. Two modern bathrooms, one of which is located on the ground floor, ensure comfort and functionality for busy households. The three bedrooms are all of a good size. The property benefits from excellent extension potential to the side and rear (subject to planning permission), offering scope for buyers to further enhance and personalise the accommodation to suit their needs. The large south facing rear garden provides a beautiful outlook from the main rooms, filling the home with sunlight. Thoughtfully maintained and presented in good order, this home is ready to move into, while also offering exciting possibilities for future development. Located in a sought-after residential area with convenient access to reputable schools, local amenities, and transport links, this property combines comfort, practicality, and future potential.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious 3 Bedroom, 2 Receptions + Conservatory
- 2 Bathrooms + Utility Room
- Excellent Extension Potential to Side & Rear (STPP)
- Beautiful Large South Facing Rear Garden



Enclosed Entrance Porch

Inner door to entrance hall

Spacious Entrance Hall

Doors leading to:

Living Room

15' 3" x 11' 8" (4.65m x 3.56m)

Front aspect, fireplace, folding doors through to Dining Room

Dining Room

13' 7" x 10' 4" (4.14m x 3.15m)

Leading through from Living Room, fireplace, rear aspect with doors out to Conservatory

Conservatory

10' 10" x 20' 5" (3.30m x 6.22m)

Rear aspect, leading through from Dining Room, doors out to garden, door to ground floor shower room

Kitchen

10' 2" x 9' 0" (3.10m x 2.74m)

Rear aspect, door to Utility Room

Utility Room

14' 11" x 8' 10" (4.55m x 2.69m)

Rear aspect, access to rear of Garage, door out to rear garden

Stairs to First Floor Landing

Doors to:



Bedroom 1

13' 7" x 10' 6" (4.14m x 3.20m)

Rear aspect, fitted wardrobe cupboards

Bedroom 2

11' 11" x 10' 6" (3.63m x 3.20m)

Front aspect, square bay window, fitted wardrobe cupboards

Bedroom 3

10' 4" x 9' 0" (3.15m x 2.74m)

Rear aspect

Family Bathroom

Front aspect





Cromwells Estate Agents

Cromwells Estate Agents, 95 Banstead Road – SM5 3NP

02086425468 • admin@cromwellscarshalton.com • www.cromwellsestateagents.uk/