



Cromwells

Central Way, Carshalton, Surrey, SM5 3NF
Guide Price £850,000

A characterful spacious 4 bedroom, 3 reception room Semi Detached family home. Beautifully presented and Ideally located in the heart of Carshalton Beeches, and within minutes walk from the highly regarded Barrow Hedges Primary School. and also being within easy reach of many other high performing Schools. Carshalton Beeches train station is also within easy walking distance, providing direct links to central London. Local shops, cafés, and green spaces are all close by, making it a popular choice for families and commuters alike.



- *4 Good Size Bedrooms**
 - *3 Reception Rooms**
 - *Large Rear Garden**
 - *Utility Room + Garage/Storage**
-

Canopied Entrance Porch

Door to:

Entrance Hall

Doors leading to:

Living Room - 14' 11" x 12' 6" (4.54m x 3.81m)

Feature fireplace, front aspect, leading through to dining room

Dining Room - 14' 9" x 12' 6" (4.49m x 3.81m)

Feature fireplace, rear aspect, leading through from living room, doors out to garden

Ground Floor WC

Side aspect

Kitchen - 10' 10" x 7' 10" (3.30m x 2.39m)

Side aspect, leading through to breakfast room

Breakfast Room - 7' 7" x 7' 10" (2.31m x 2.39m)

Rear aspect, doors out to garden. Door to utility/garage.

Utility/Garage - 28' 3" x 7' 10" (8.60m x 2.39m)

Front access, internal access via breakfast room & access out to garden



Stairs to first floor landing

Doors to:

Bedroom 1 - 15' 1" x 12' 6" (4.59m x 3.81m)

Bay window, feature fireplace

Bedroom 2 - 14' 9" x 10' 6" (4.49m x 3.20m)

Feature fireplace, rear aspect.

Bedroom 3 - 10' 0" x 9' 10" (3.05m x 2.99m)

Rear aspect, fitted wardrobe cupboard

Bedroom 4 - 7' 1" x 11' 8" (2.16m x 3.55m)

Side bay window, front aspect

Family Bathroom

Side aspect

Separate WC

Side aspect

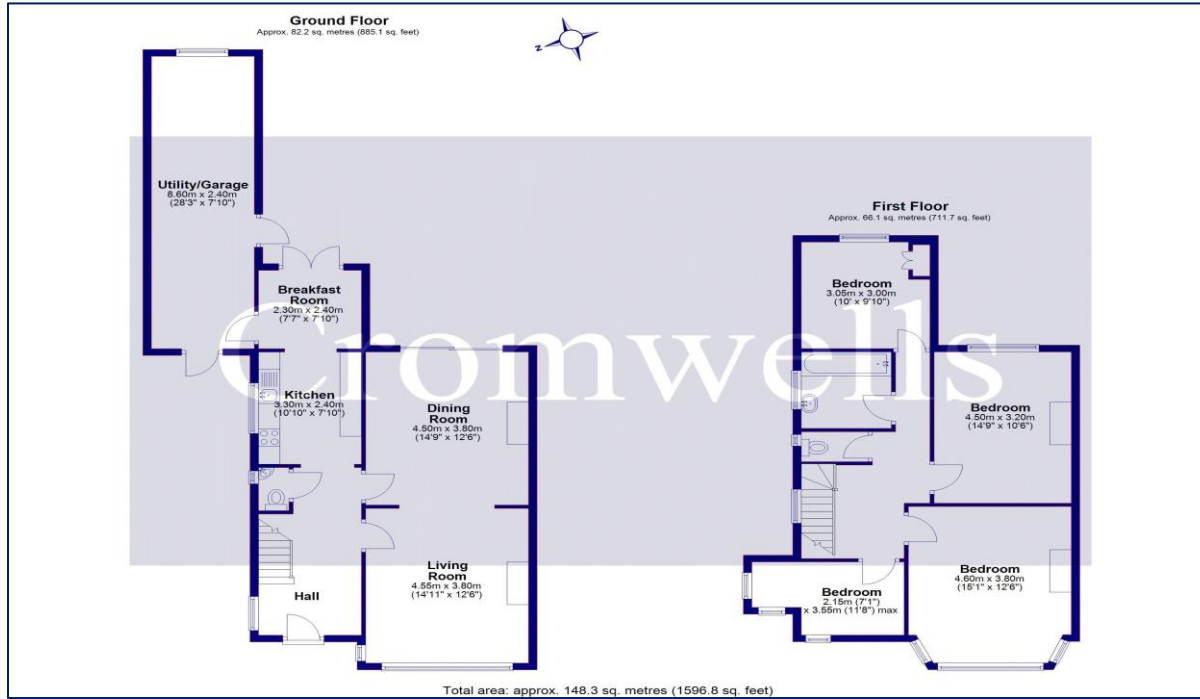
Outside

Large Rear Garden

Access to Utility/Garage

Well Established Front Garden





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



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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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