

Cromwells



Fir Tree Grove, Carshalton, Surrey, SM5 4NG
Guide Price £775,000

A beautifully presented and extended to rear and loft now creating a spacious 4 Bedroom, 2 Bathroom, Semi Detached Chalet/ Bungalow, located within reach of Carshalton Beches & Carshalton Mainline BR stations with excellent services into London. Local shops and the open spaces of Oaks Park are also close by with the added benefit of being within an excellent school catchment area.



- *21'4 Kitchen/Dining Room & Utility Room**
 - *23' Living Room**
 - *4 Good Size Bedrooms & 2 Bathrooms**
 - *Garage to rear**
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Entrance Hall

Storage cupboard, doors to:

Living Room - 23' 0" x 12' 0" (7.01m x 3.65m)

Storage cupboards, open through to Kitchen/Dining Room

Kitchen/Dining Room - 11' 6" x 21' 4" (3.50m x 6.50m)

Open Plan, leading through form living room. Folding doors out to garden, door to utility room.

Utility Room

Ground Floor Shower Room

Side aspect

Bedroom 1 - 13' 9" x 12' 0" (4.19m x 3.65m)

Front aspect, fitted wardrobe cupboards

Bedroom 2 - 14' 7" x 9' 0" (4.44m x 2.74m)

Front aspect, bay window



Stairs to First Floor Landing

Doors to:

Master Bedroom - 13' 9" x 12' 0" (4.19m x 3.65m)

Rear aspect, fitted wardrobe cupboards, door to en-suite bathroom

En-Suite Bathroom

Leading from master bedroom

Bedroom 4 - 8' 2" x 11' 4" (2.49m x 3.50m)

Fitted wardrobe cupboards, access to large eaves storage area

Outside

Easily Maintained Landscaped Rear Garden

Door to garage at rear

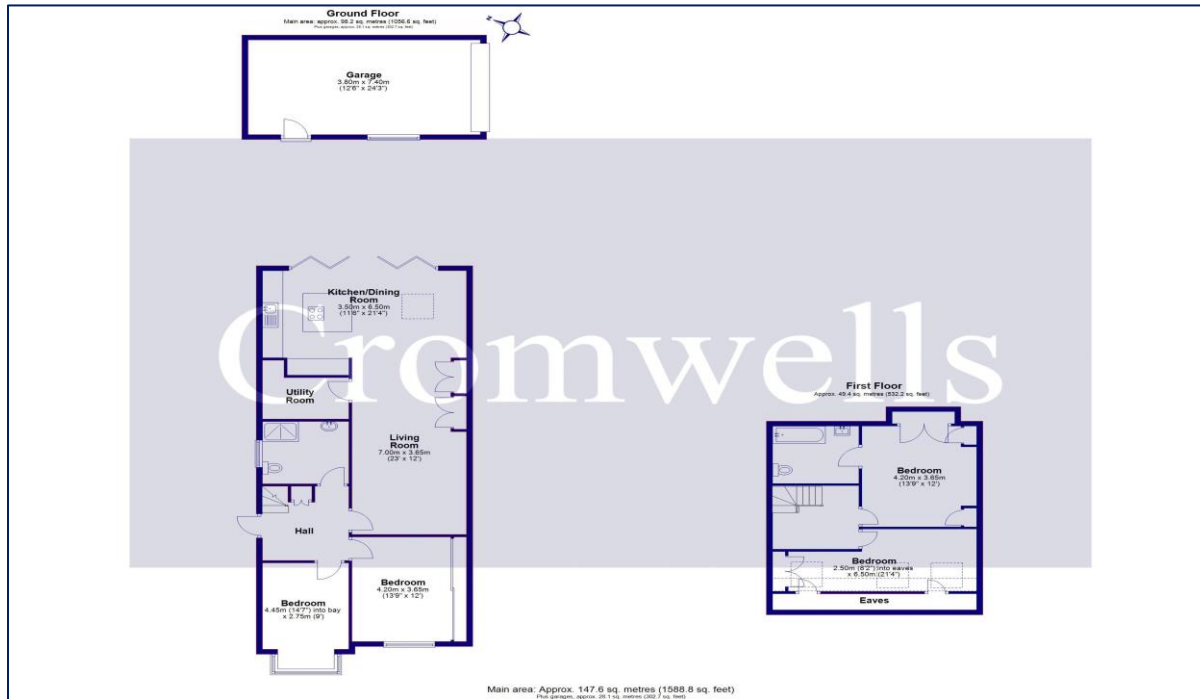
Garage to rear

Access also from rear garden

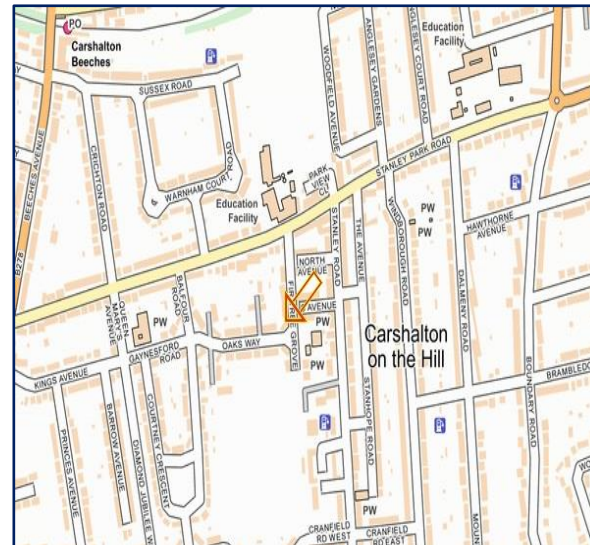
Paved Front Garden

Side access to rear garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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