

129 Shrewsbury Road, Carshalton, SM5 1LT



Offers over £450,000

Cromwells
ESTATE AGENTS



129 Shrewsbury Road

Carshalton, SM5 1LT

Cromwells Wallington are pleased to offer this three bedroom terraced home in Shrewsbury Road Carshalton, offering well presented and modern accommodation in a convenient location. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. There are two good sized reception rooms including an open plan kitchen diner, creating a lovely space to relax, dine and entertain.

The property is close to local amenities, parks, and good transport links nearby, including bus links serving Morden, Sutton, Wallington and Tooting. Do not miss the chance to make this charming house your new home.



Accommodation
Entrance Hall
Laminate flooring, radiator, under stairs storage cupboard, cupboard with space for tumble dryer.

Living Room
Electric fire, laminate flooring, radiator, double glazed window to front aspect.

Open plan Kitchen Diner

Kitchen
Range of modern fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated double oven/grill, electric hob with extractor fan above, space and plumbing for washing machine and dishwasher, space for American fridge freezer, Metro tiled splashback, tiled flooring with underfloor heating.

Dining Area
Tiled flooring with underfloor heating, cupboard housing 'Valliant' boiler, double glazed French doors opening out to garden.

Bathroom





Modern suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, vanity wash hand basin with chrome mixer tap, enclosed WC, shower cubicle, thermostatic shower with rain showerhead and hand shower attachment, extractor fan, heated chrome towel rail, mirrored wall mounted storage cabinet, tiled walls, tiled flooring with underfloor heating, double glazed obscure window to rear aspect.

Stairs to 1st floor landing, loft access (insulated with pulldown ladder)

Bedroom One

Range of fitted wardrobes and overhead cupboards, radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Two

Radiator, fitted carpet, double glazed window to front aspect.

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect

Outside



Paved driveway providing off street parking to the front

Rear Garden

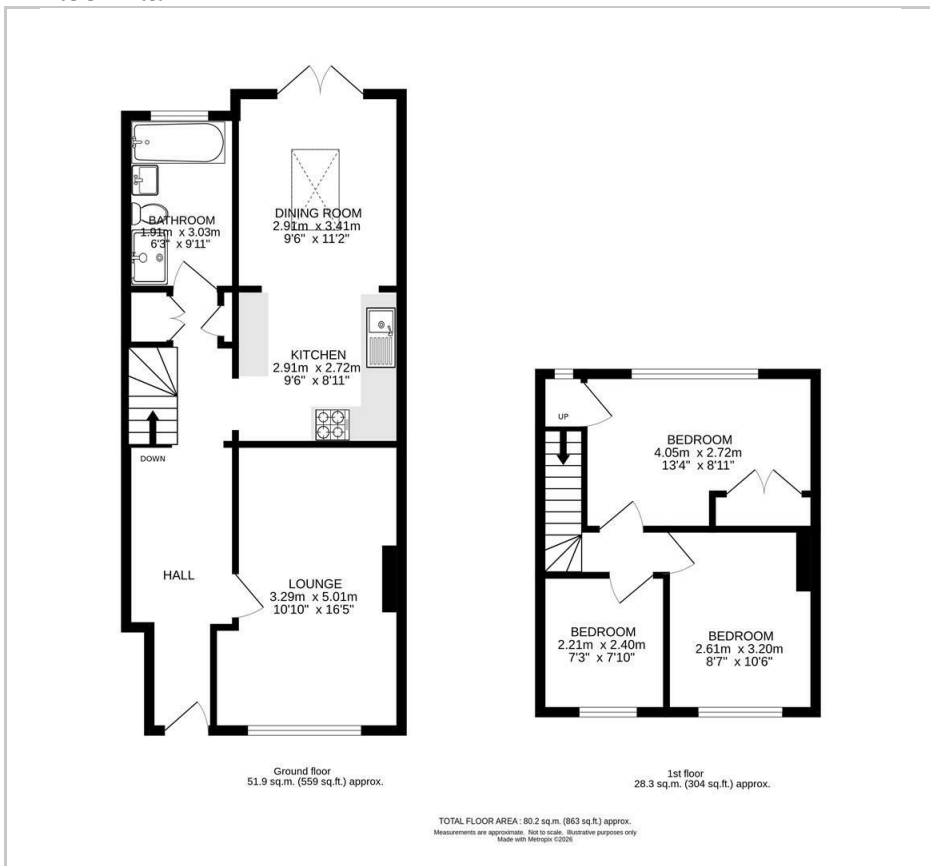
Paved patio area, lawn section, shed, outdoor power socket and water tap

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan



Additional Information

- Is the property in a chain or sold with no chain?
Yes they will be buying an onwards
- How long have the vendors lived here?
10 years
- How old is the boiler?
15 years old
- Is the loft board, insulated & does it have a pull down ladder?
Loft is boarded, has a pull down ladder & insulated
- Which boundary of the fence belongs to the property?
Left hand side

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Cromwells Office on
0208 647 4422
if you wish to arrange a viewing
appointment for this
property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.