

Cromwells



13 Fullerton Road, Carshalton

Carshalton

In Excess of £799,000

13 Fullerton Road

Carshalton

A lovely, spacious 3 double bedroom Detached family home on a wide, large plot with great kerb appeal and offers fantastic extension potential. Located in a very popular road in Carshalton Beeches, being within a very short walk of the highly regarded Barrow Hedges Primary and within close proximity to a number of well performing schools including Seaton House School, as well as local shops, restaurants and transport links. Carshalton Beeches mainline station is also within easy walking distance.

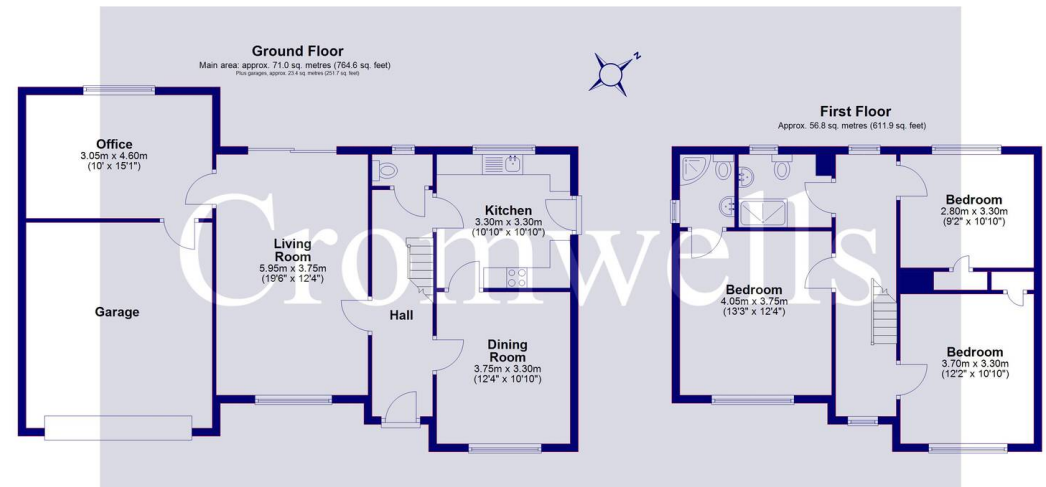
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- **NO CHAIN – Large Wide Plot**
- **19'6 Double Aspect Living Room**
- **Dining Room & Office**
- **3 Double Bedrooms & 2 Bathrooms + Ground Floor WC**
- **Large Integral Garage to side & Driveway for off street parking & Large Rear Garden**



Main area: Approx. 127.9 sq. metres (1376.6 sq. feet)
Plus garages, approx. 23.4 sq. metres (251.7 sq. feet)

Canopied Front Door

Leading to entrance hall

Entrance Hall

Doors to:

Living Room

19' 6" x 12' 4" (5.94m x 3.76m)

Double aspect, doors to garden, door to office

Dining Room

12' 4" x 10' 10" (3.76m x 3.30m)

Front aspect, door to kitchen

Kitchen

10' 10" x 10' 10" (3.30m x 3.30m)

Rear aspect, door from dining room & door to garden

Office

10' 0" x 15' 1" (3.05m x 4.60m)

Rear aspect, door to integral garage

Ground floor WC

Rear aspect

Stairs to first floor landing

Double aspect. Doors to:



Bedroom 1

13' 3" x 12' 4" (4.04m x 3.76m)

Front aspect, door to en-suite shower room

En-suite shower room

Rear, side aspect

Bedroom 2

12' 2" x 10' 10" (3.71m x 3.30m)

Front aspect, built in wardrobe, storage cupboard

Bedroom 3

9' 2" x 10' 10" (2.79m x 3.30m)

Rear aspect, built in wardrobe cupboard

Family Bathroom

Rear aspect

Large Integral Garage

Front access and rear access into office

Outside

Large Rear Garden

Driveway for of street parking





Cromwells Estate Agents

Cromwells Estate Agents, 95 Banstead Road – SM5 3NP

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