

Cromwells



Banstead Road, Carshalton Beeches, Surrey, SM5 3NQ
Guide Price £800,000

A fantastic opportunity to acquire this extended, stunning 3 bedroom Semi Detached family home, with scope for further extension (STPP). Situated in a much sought after and desirable residential road in Carshalton Beeches. Ideally located for families with excellent primary and secondary schools nearby. Also benefits from easy access to Sutton, Carshalton, and Carshalton Beeches mainline stations with excellent services into London, as well as convenient bus routes. and local shops.



***Superb large open plan Kitchen/Breakfast/Dining Room & Utility Room *19ft Living Room
*Integral Garage to side & Driveway for off street parking *Fantastic large rear garden & Summer House**

Enclosed Entrance Porch

Front door leading to:

Entrance Hall

Doors leading to:

Living Room - 19' 0" x 13' 5" (5.79m x 4.09m)

Front aspect, bay window, fireplace

Kitchen/Breakfast Room - 14' 8" x 19' 9" (4.47m x 6.02m)

Rear aspect, fitted storage cupboards, open plan leading through to dining room. Door to utility room

Dining Room - 10' 4" x 10' 2" (3.15m x 3.10m)

rear aspect, leading through from Kitchen/Breakfast room. Doors out to garden

Utility Room - 10' 4" x 10' 8" (3.15m x 3.25m)

Rear aspect, door out to garden, door to ground floor WC, door to storage cupboard, internal door to garage

Ground Floor WC

Stairs to first floor landing

Doors to:

Bedroom 1 - 16' 9" x 11' 8" (5.10m x 3.55m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 13' 3" x 11' 8" (4.04m x 3.55m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 8' 8" x 7' 10" (2.64m x 2.39m)

Front aspect

Family Bathroom

Rear aspect

Outside

Attached Garage to Side

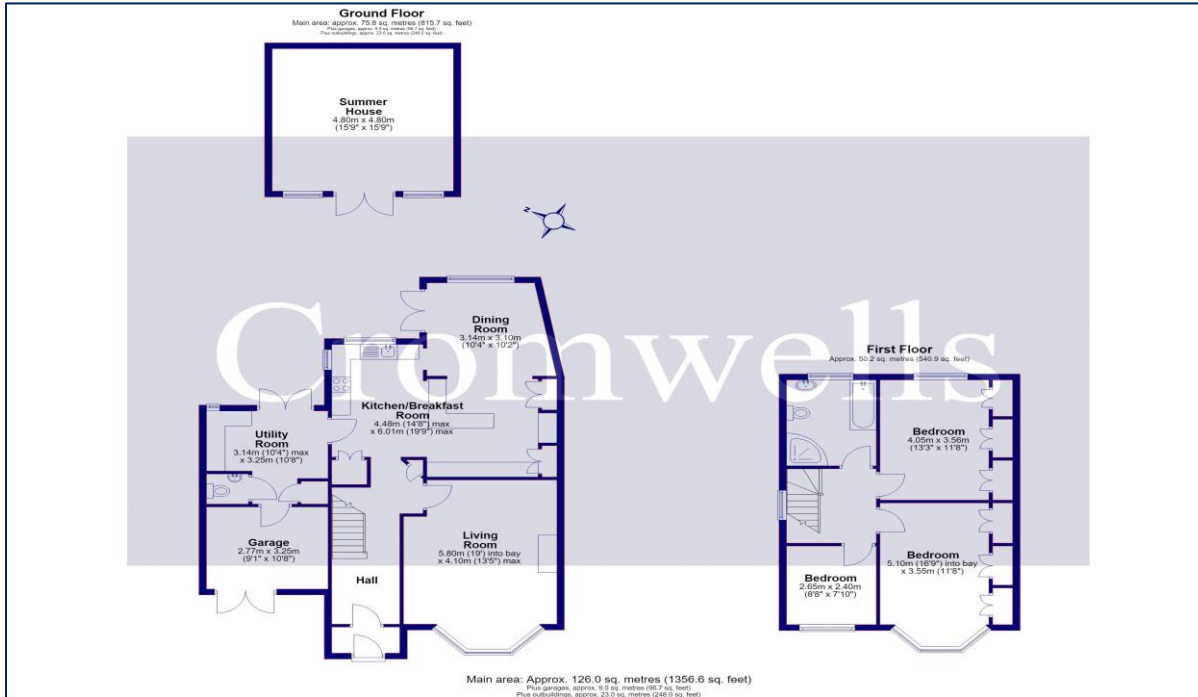
Front access and integral door into utility room

Very Large Rear Garden

Leading down to Summer House

Summer House - 15' 9" x 15' 9" (4.80m x 4.80m)





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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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