

Cromwells



37 Courtney Crescent, Carshalton

Carshalton

In Excess of £450,000

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Carshalton

A great opportunity to acquire this charming 3 double bedroom End of Terrace family home. The property is in need of some updating with the rear extension in need of finishing off. Ideally located in a quiet road, with an abundance of outside space and just a 2 minute walk to bus routes to Croydon, Sutton & direct to Morden tube station. Also a short walk from Wallington town centre as well as Carshalton Beeches train station and well performing schools.

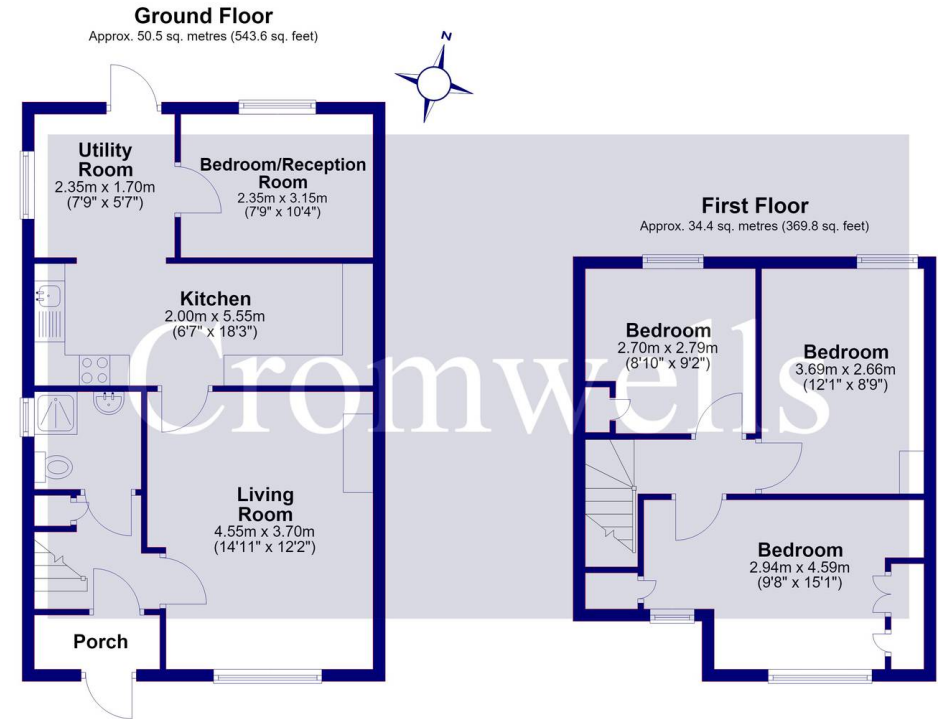
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO CHAIN
- 3 Good Size Bedrooms & 2 Reception Rooms
- 18'3 Kitchen & Utility Room
- Off Street Parking



Total area: approx. 84.9 sq. metres (913.5 sq. feet)

Enclosed Entrance Porch

Inner door to entrance hall

Entrance Hall

Storage cupboard, doors leading to:

Living Room

14' 11" x 12' 2" (4.55m x 3.71m)

Front aspect, fireplace, door leading to kitchen

Kitchen

6' 7" x 18' 3" (2.01m x 5.56m)

Rear aspect, leading through to Utility Room

Utility Room

7' 9" x 5' 7" (2.36m x 1.70m)

Rear aspect, door out to garden, door to Bedroom/Reception Room. Note: this extension will need finishing off.

Bedroom/Reception Room

7' 9" x 10' 4" (2.36m x 3.15m)

Rear aspect

Wet Room

Side aspect, leading from Entrance Hall

Stairs to First Floor Landing

Doors to:



Bedroom 1

9' 8" x 15' 1" (2.95m x 4.60m)

Front aspect, fitted wardrobe cupboards,
built in cupboard

Bedroom 2

12' 1" x 8' 9" (3.68m x 2.67m)

Rear aspect

Bedroom 3

8' 10" x 9' 2" (2.69m x 2.79m)

Rear aspect, built in wardrobe

Outside

Good Size Rear Garden

Driveway to front for off street parking





Cromwells Estate Agents

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