



Cromwells

Courtney Crescent, Carshalton, Surrey, SM5 4NA
Offers in Excess of £450,000

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.



***NO CHAIN**

***3 Good Size Bedrooms & 2 Reception Rooms**

***18'3 Kitchen & Utility Room**

***Off Street Parking**

Enclosed Entrance Porch

Inner door to entrance hall

Entrance Hall

Storage cupboard, doors leading to:

Living Room - 14' 11" x 12' 2" (4.54m 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" (2.94m x 4.59m)

Front aspect, fitted wardrobe cupboards, built in cupboard

Bedroom 2 - 12' 1" x 8' 9" (3.68m x 2.66m)

Rear aspect

Bedroom 3 - 8' 10" x 9' 2" (2.69m x 2.79m)

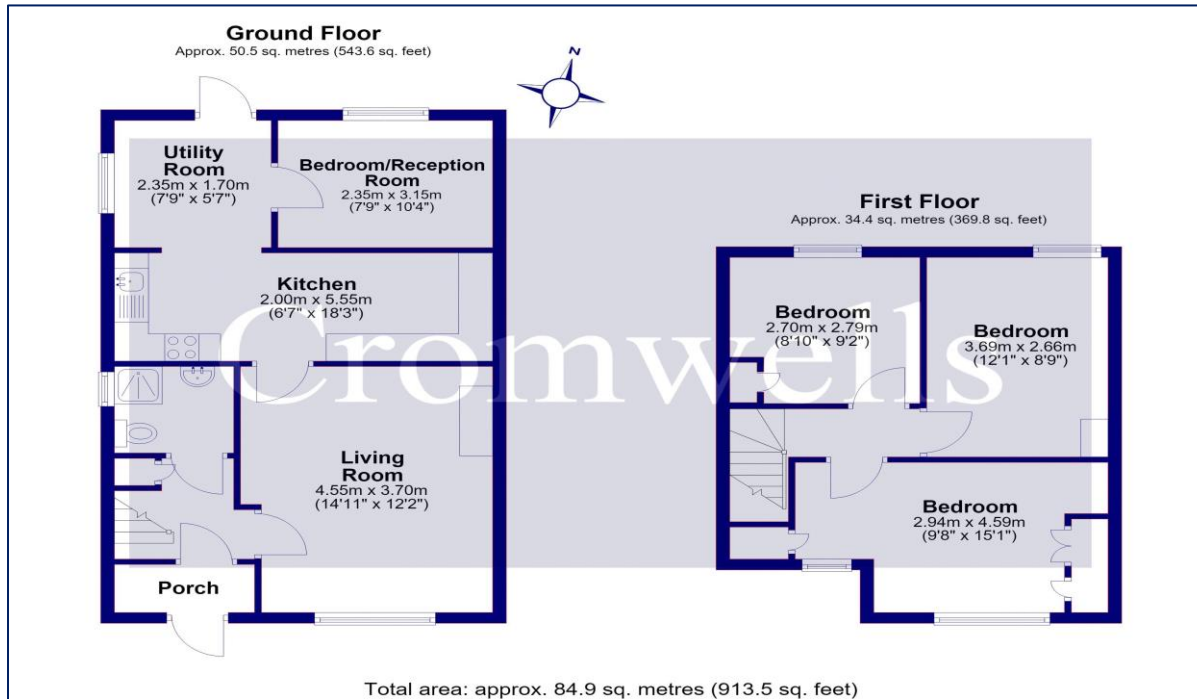
Rear aspect, built in wardrobe

Outside

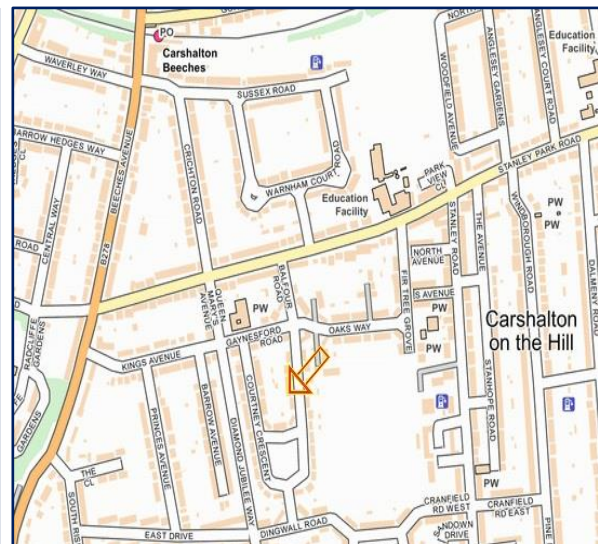
Good Size Rear Garden

Driveway to front for off street parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		



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



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