



Cromwells

Sussex Road, Carshalton Beeches, Surrey, SM5 3LT
Offers in Excess of £750,000

A beautifully presented and spacious 3 Bedroom Semi Detached family home. Located in this popular and sought-after road in Carshalton Beeches. Just a stone's throw away from Carshalton Beeches train station and excellent services into London Victoria and London Bridge, along with local amenities. Also ideally located for local schools, both primary and secondary. Local parks, like the very popular Carshalton Park and Oaks Park golf course.



***Ideal Location *Spacious well presented accommodation**

***15ft Utility Room & Ground floor WC *Attached Garage & Off Street Parking & 160ft + Rear Garden**

Enclosed Entrance Porch

Door to:

Entrance Hall

Doors leading to:

Living Room - 15' 1" x 14' 7" (4.59m x 4.44m)

Front aspect, fireplace with wood burner (excellent working order)

Dining Room - 12' 2" x 12' 10" (3.71m x 3.91m)

Rear aspect, fire place with gas fire (excellent working order), doors out to garden, leading through to kitchen

Kitchen - 12' 2" x 8' 6" (3.71m x 2.59m)

Rear aspect, door leading to utility room

Utility Room - 15' 3" x 7' 10" (4.64m x 2.39m)

Rear aspect, door out to garden. Door to ground floor WC. Rear access into attached garage

Ground floor WC

Stairs to first floor landing

Doors to:

Bedroom 1 - 15' 1" x 13' 9" (4.59m x 4.19m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 11' 10" x 13' 9" (3.60m x 4.19m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 9' 2" x 7' 7" (2.79m x 2.31m)

Front aspect, oriel bay window

Family Bathroom

Rear aspect. Access to loft with folding pull down ladder.

Outside

Large Established Rear Garden

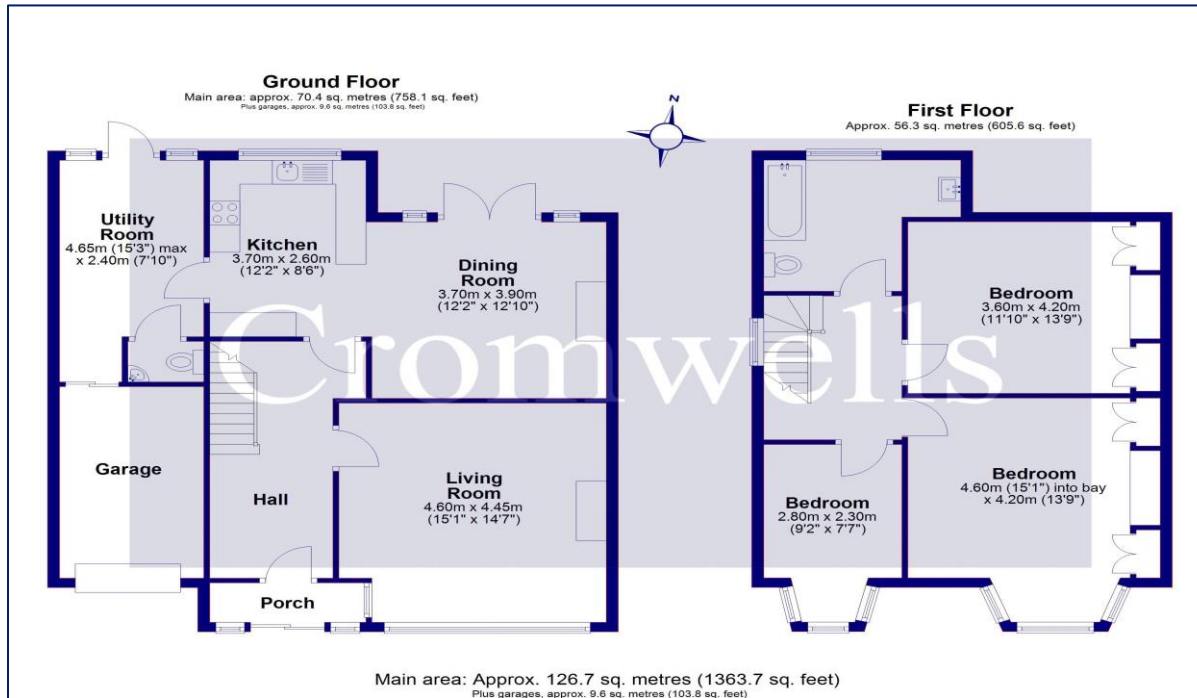
Over 160ft

Attached Garage to side

Front access and rear access into utility room

Off Street Parking to front





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468

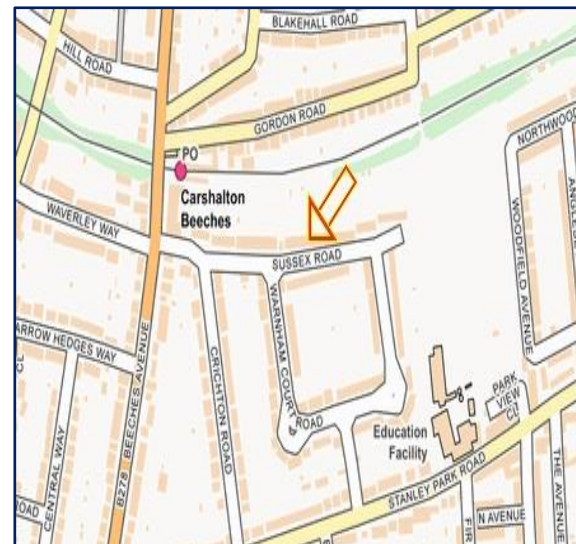


admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained