



Cromwells

Staplehurst Road, Carshalton Beeches, Surrey, SM5 3JU
Guide Price £725,000

A very well presented and deceptive spacious three bedroom semi detached house with detached garage, with NO CHAIN providing accommodation over three floors, the property is situated in a sought after location close to Barrow Hedges school.



***Superb Kitchen/Diner *Three Bedrooms
*Downstairs Cloakroom *NO CHAIN**

**Double Glazed Front Door To
Entrance hall**

Entrance Hall
Solid oak flooring, radiator, door to.

Downstairs Cloakroom
Low level WC, pedestal wash hand basin, double glazed window, chrome towel radiator.

Reception Room - 15' 1" x 13' 9" (4.59m x 4.19m)
Double glazed Bay window, radiator.

**Superb Kitchen/ Dining Room - 18' 4" x 13' 9"
(5.58m x 4.19m)**
Sink unit with cupboards below, hardwood work surfaces with cupboards and drawers below, matching eye level cupboards, integrated dishwasher, washing machine, built in oven, microwave, electric hob and extractor hood above, dual aspect double glazed windows, radiator, integrated fridge and freezer, solid oak flooring, double glazed door to rear garden.



Stairs To First Floor Landing

Radiator.

Bedroom One - 13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed windows, radiator, built in wardrobe cupboards.

Bedroom Two - 13' 9" x 12' 10" (4.19m x 3.91m)

Double glazed windows, radiator, built in wardrobe cupboards.

Modern Bathroom

Tile enclosed bath, with wall mounted shower unit, low level WC, pedestal wash hand basin, double glazed windows, chrome towel radiator.

Stairs to Second Floor Landing

Bedroom Three - 19' 2" x 9' 4" (5.84m x 2.84m)

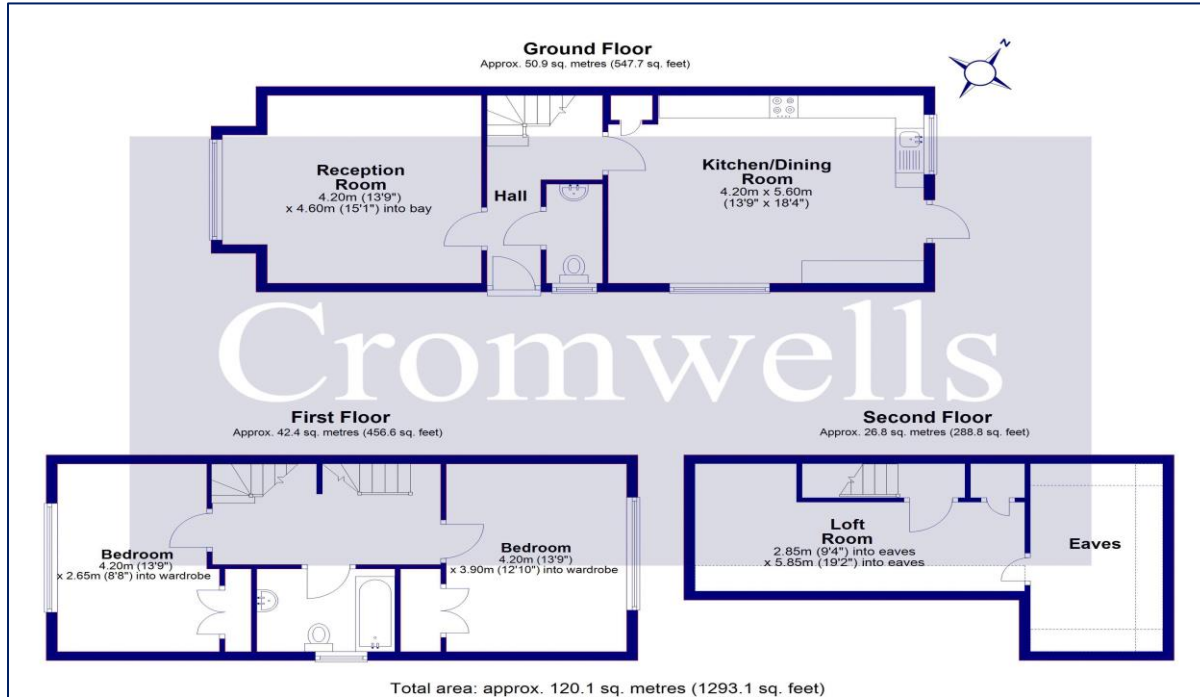
Velux window, radiator, eaves storage cupboards.

Outside

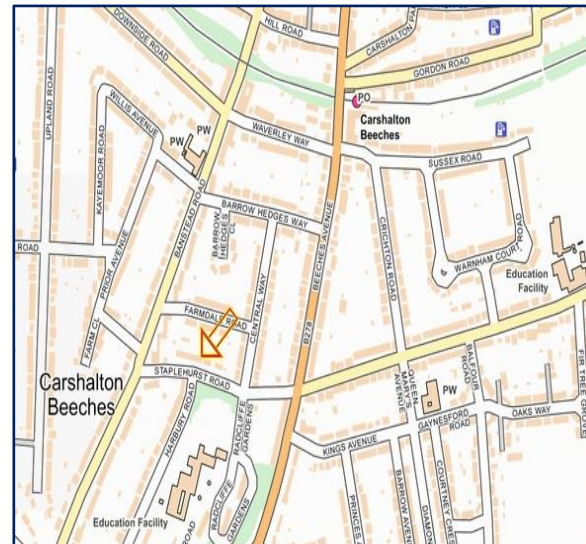
Rear garden with raised decked area, steps to lawn and shingled area.

Detached Garage





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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

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