

Cromwells



Wellfield Gardens, Carshalton Beeches, Surrey, SM5 4EA
Offers in Excess of £995,000

Cromwells are delighted to offer this substantial five bedroom, three reception room and three bathroom Detached family home. Situated on the prestigious Wellfield Gardens development forming part of a desirable quiet Cul-de-Sac with delightful rural views. The property is superbly positioned for access to Carshalton Beeches with its mainline station offering links into London, along with bus routes and an array of local shops and cafes. Convenient access is also offered to a number of well performing local schools. Viewing highly recommended.



***NO CHAIN**

***5 Bedrooms, 3 Receptions, Study, Conservatory & 3 Bathrooms (2 En-suite)**

***Driveway & Garage**

***Highly sought after location & overlooking beautiful rural views**

Front door leading to:

Spacious Entrance Hall

Doors leading to:

Lounge - 20' 8" x 12' 11" (6.29m x 3.93m)

Double aspect. doors leading to conservatory

Dining Room - 10' 1" x 10' 11" (3.07m x 3.32m)

Rear aspect, doors to conservatory

Conservatory - 10' 6" x 22' 1" (3.20m x 6.73m)

Leading from lounge & dining room. Rear aspect, doors out to garden

Kitchen - 13' 9" x 18' 1" (4.19m x 5.51m)

Rear aspect, door to Breakfast Room & Utility Room

Family Room - 8' 11" x 10' 10" (2.72m x 3.30m)

Rear aspect, doors out to garden

Utility Room - 6' 11" x 7' 0" (2.11m x 2.13m)

Leading from Kitchen, door out to garden. Door into Garage

Study - 7' 6" x 10' 6" (2.28m x 3.20m)

Front aspect

Ground Floor WC

Front aspect

Stairs up to First Floor Landing

Doors leading to:

Bedroom 1 (Master Bedroom) - 14' 0" x 10' 6" (4.26m x 3.20m)

Front aspect, door to En-Suite bathroom, fitted wardrobe cupboards

En-Suite Bathroom

Bedroom 2 - 9' 6" x 10' 9" (2.89m x 3.27m)

Rear aspect, great views, built in wardrobe cupboards, door to En-Suite Shower Room.

En-Suite Shower Room

Leading from Bedroom 2, rear aspect.

Bedroom 3 - 8' 7" x 10' 6" (2.61m x 3.20m)

Front aspect

Bedroom 4 - 8' 3" x 10' 11" (2.51m x 3.32m)

Front aspect, built in wardrobe cupboards

Bedroom 5 - 6' 8" x 7' 3" (2.03m x 2.21m)

Rear aspect with excellent views, fitted wardrobe cupboards

Family Bathroom - 6' 8" x 6' 6" (2.03m x 1.98m)

Rear aspect

Attached Integral Garage to side - 16' 7" x 14' 7" (5.05m x 4.44m)

Power & Light, up and over door to front & rear door leading into utility room

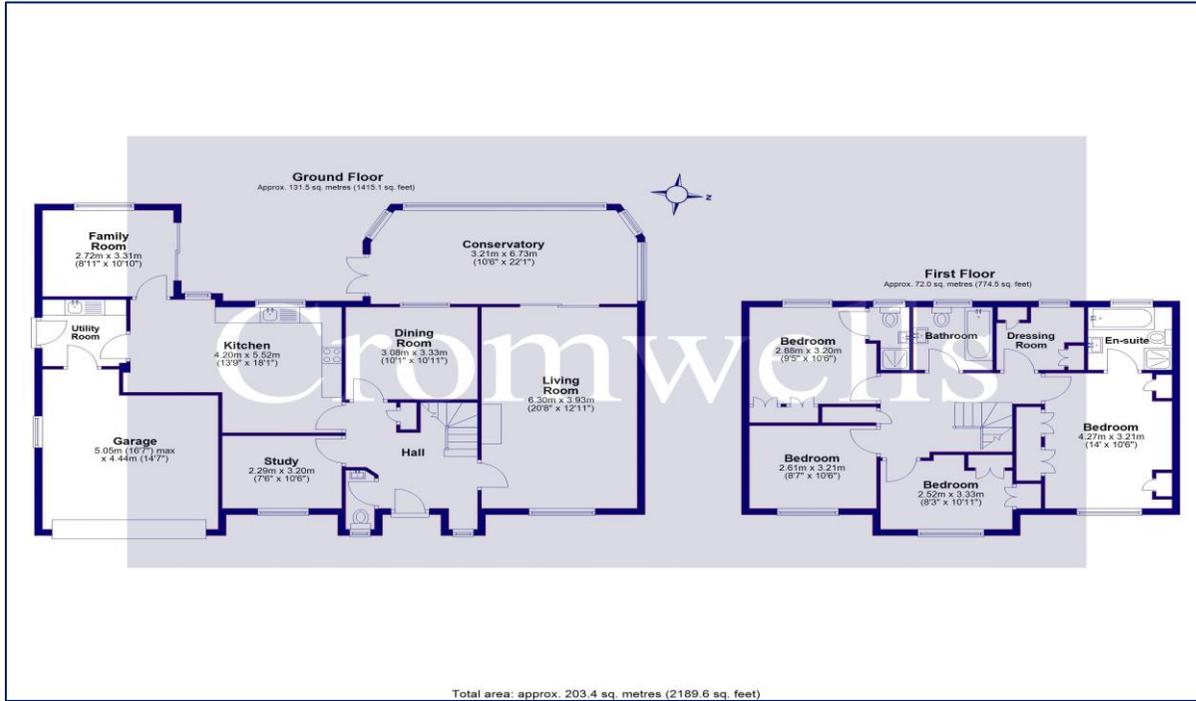
Outside

Sunny West Facing Rear Garden

Approximately 60ft, side gate access

Large Driveway to Front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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