



Cromwells

Arlington Drive, Carshalton, Surrey, SM5 2EY
Offers in Excess of £450,000

A well presented and extended two bedroom terraced property, offering two good size bedrooms and a 21ft open plan kitchen/diner. The property is offered with NO CHAIN and is situated in a popular location, close to local shops and transport links.



- *NO CHAIN *Garage to Rear**
- *Good Decorative Order**
- * Spacious Kitchen/Dining Area**

Front of House

Block Paved Driveway offering off street parking and leading the front door and the Entrance hall, stairs to upper floor and door leading to:

Reception Room - 11' 2" x 12' 5" (3.40m x 3.78m)

Double glazed window to front aspect, carpeted, radiator, door to:

Kitchen/Dining Room - 11' 2" x 21' 2" (3.40m x 6.45m)

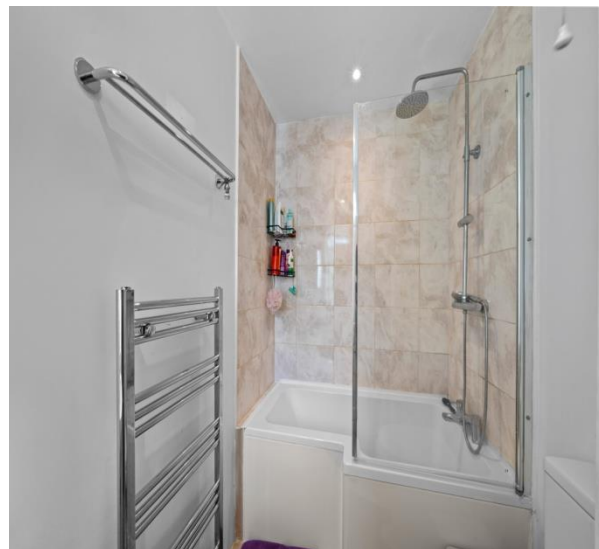
Kitchen

Worktops with cupboards and drawers below and wall mounted cupboards above, integrated stainless steel sink and drainer with mixer tap, oven and hob with extractor fan above, tiled flooring, space and plumbing for washing machine, ceiling spot lights Spacious

Extended Kitchen/Dining area with ample worktops and even storage above and below, wooden flooring and ceiling spotlights, double glazed windows to side aspect and sliding doors leading to garden, letting in lots of natural light.

Bathroom

L-shaped white bath with mixer tap and handheld shower attachment, also with an overhead waterfall shower, WC and wash hand basin, chrome towel rail, and chrome heated towel rail.



Stairs to First Floor Landing

Door leading to

Bedroom 1 - 13' 4" x 13' 1" (4.06m x 3.98m)

Double glazed window to front aspect, built in mirrored wardrobes, carpet, radiator.

Bedroom 2 - 11' 2" x 7' 6" (3.40m x 2.28m)

Double glazed windows to rear, radiator, carpet

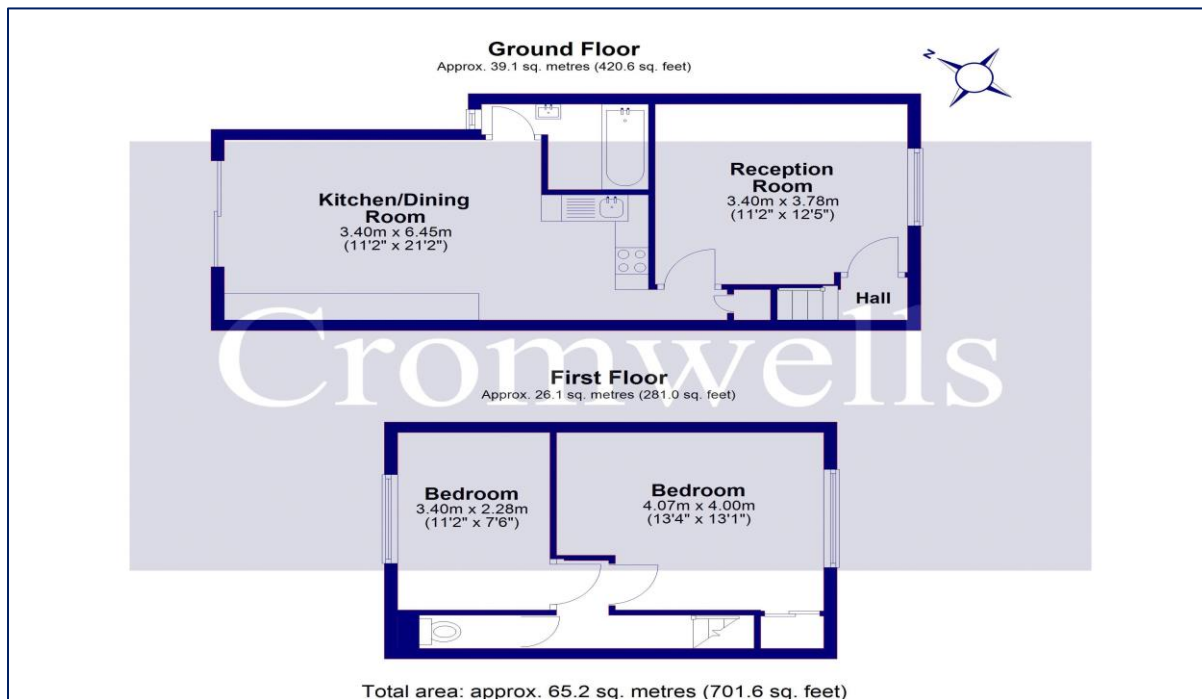
Upstairs WC

White low level WC and wash hand basin

Garden

Decking area with stairs leading down to lawn, with pathway to garage at the rear.





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468

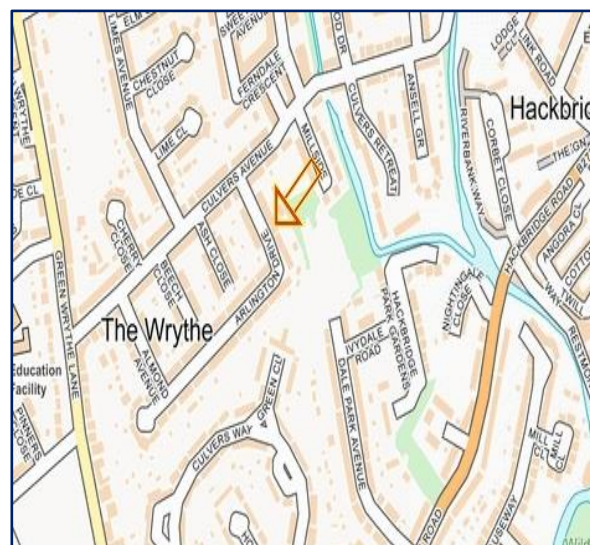


admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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