



3 Cambridge Road, Carshalton, Surrey, SM5 3QP
Offers in Excess of £550,000

A very well presented and spacious three double bedroom semi detached family home with good size garage, the property offers spacious living accommodation, provides potential to extend (STPP) and is conveniently located close to both Carshalton Beeches and Carshalton train station as well as local schools and shops.



***Lounge/Diner**
***Modern Kitchen and Bathroom**
***Good Size Rear Garden *No Chain**

UPVC Front Door Leading to:

Entrance Hallway

Reception Room/Diner - 20' 7" x 14' 2" (6.27m x 4.31m)

Kitchen - 11' 4" x 7' 9" (3.45m x 2.36m)

Downstairs Cloakroom

Stairs to First Floor Landing

Bedroom One - 14' 3" x 11' 0" (4.34m x 3.35m)

Bedroom Two - 13' 0" x 11' 0" (3.96m x 3.35m)



Bedroom Three - 9' 4" x 9' 3" (2.84m x 2.82m)

Shower Room

Separate WC

Outside

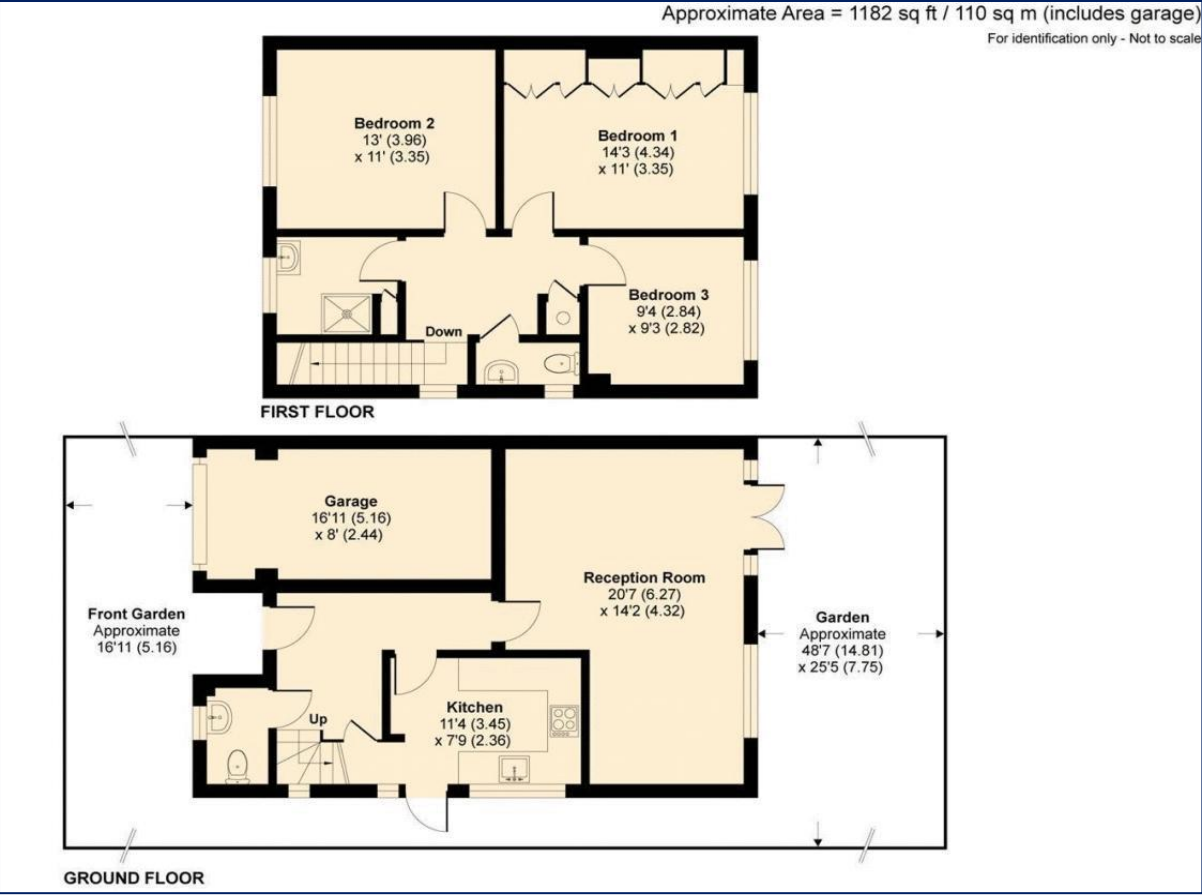
Rear garden extends to approx. 50ft.

To Front:

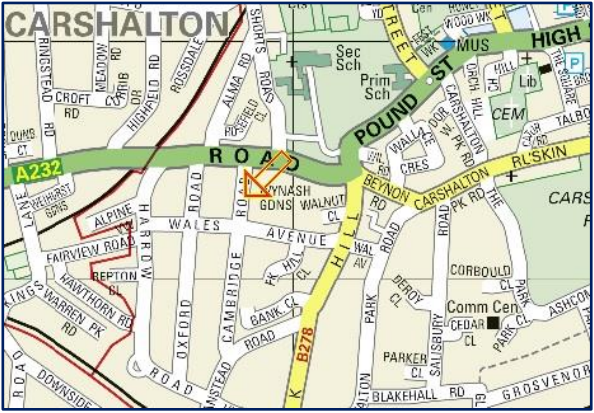
Integral Garage

Driveway for Off Road Parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		



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



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