

17 Wallace Crescent, Carshalton, Surrey, SM5 3SU
Guide Price £495,000

A very well presented and extended three bedroom semi detached family home with a superb 22ft open plan kitchen/dining room, the property is situated in a quiet, yet convenient location, close to schools, shops and excellent transport links.



***Spacious Lounge *Three Bedrooms
*Downstairs Cloakroom
*Sought After Location**

Front Door Leading to:

Entrance Hall

**Reception Room - 14' 0" into bay x 10' 0"
max (4.26m x 3.05m)**

**Kitchen/Dining Room - 22' 7" max x 14' 10"
max (6.88m x 4.52m)**

Downstairs Cloakroom



Stairs to First Floor Landing

**Bedroom One - 12' 2" max x 9' 10" max
(3.71m x 2.99m)**

Bedroom Two - 12' 0" x 8' 7" (3.65m x 2.61m)

Bedroom Three - 9' 3" x 5' 0" (2.82m x 1.52m)

Family Bathroom

Outside

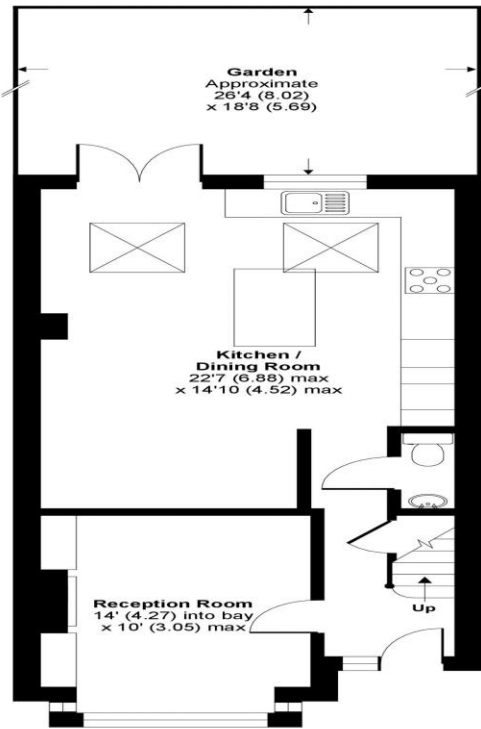
Rear garden extending to approx. 25ft.



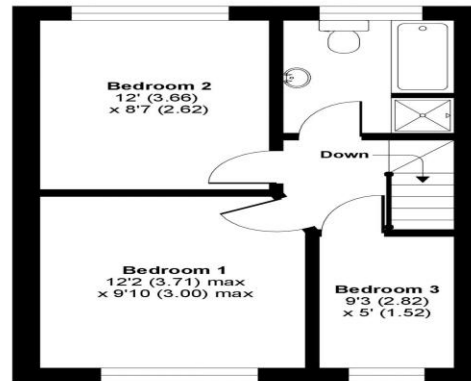
Wallace Crescent, Carshalton, SM5

Approximate Area = 921 sq ft / 85.6 sq m

For identification only - Not to scale



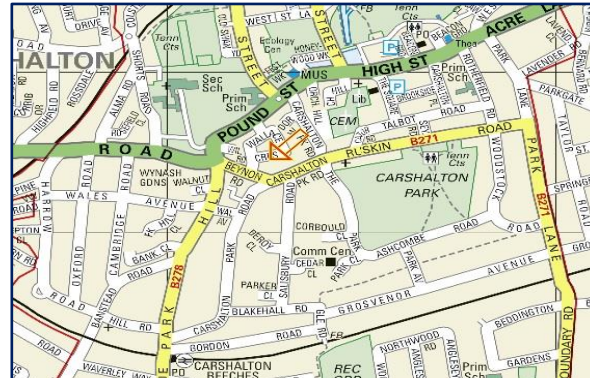
GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Cromwells Estate Agents. REF: 704107

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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



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