



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

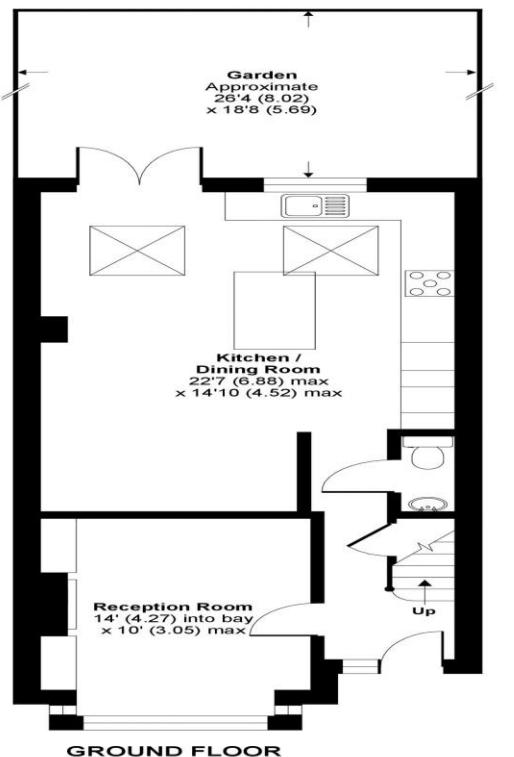
Outside
Rear garden extending to approx. 25ft.



Wallace Crescent, Carshalton, SM5

Approximate Area = 921 sq ft / 85.6 sq m

For identification only - Not to scale

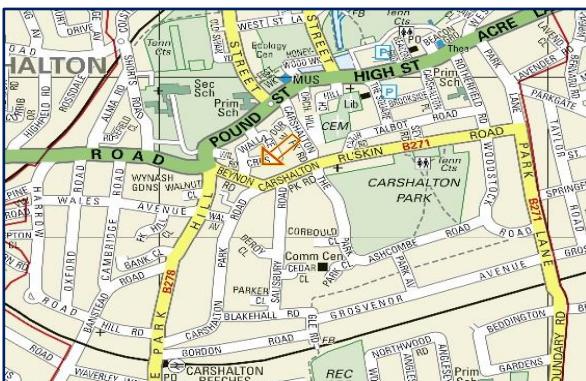
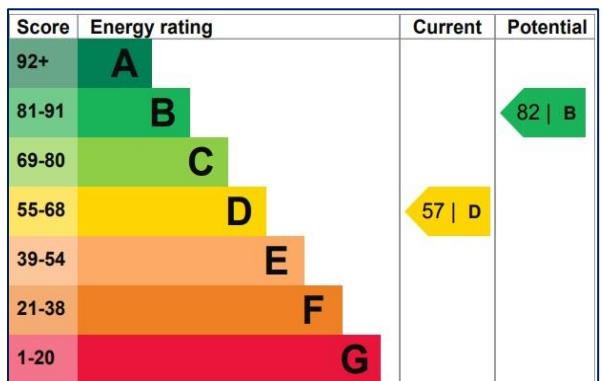


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.

Produced for Cromwells Estate Agents. REF: 704107



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

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.