



Hill Road, Carshalton Beeches, Surrey, SM5 3RA
Guide Price £1,000,000

A substantial and beautifully presented five bedroom semi detached period property, which has been tastefully and sympathetically modernised by the present owner and provides extensive accommodation, including five good size bedrooms, three reception rooms and a large kitchen. The property is ideally located within a short walk of Carshalton Beeches train station, as well as local schools and shops.



***Period Features *Driveway
*Ultra Convenient Location
*Close to Train Station**

Front Door to:

Entrance Hall

Reception Room - 15' 6" x 12' 11" (4.72m x 3.93m)

Downstairs WC

Dining Room - 16' 11" x 12' 4" (5.15m x 3.76m)

Doors leading to garden.

Kitchen/Breakfast Room - 27' 0" x 12' 5" (8.22m x 3.78m)

Door leading to garden.

Stairs to First Floor Landing

Bedroom One - 12' 7" x 12' 6" (3.83m x 3.81m)

Leading to:

En-suite Shower Room



Bedroom Two - 18' 0" into bay x 11' 8" max (5.48m x 3.55m)

First Floor Shower Room

Bedroom Three - 13' 0" max x 12' 5" max (3.96m x 3.78m)

Family Bathroom

Stairs to Second Floor Landing

Bedroom Four - 13' 8" max x 13' 5" (4.16m x 4.09m)

Bedroom Five - 12' 4" x 9' 0" (3.76m x 2.74m)

Second Floor Shower Room

Outside

Rear garden extending to approx. 40ft.

To Front:

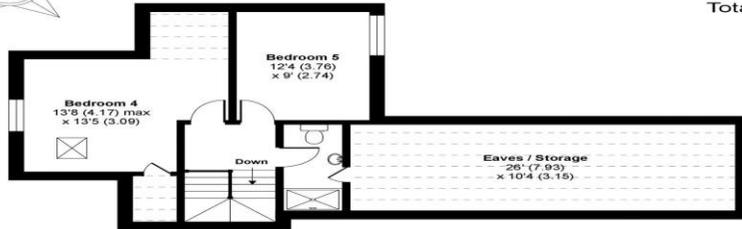
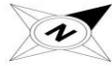
Driveway for Off Road Parking



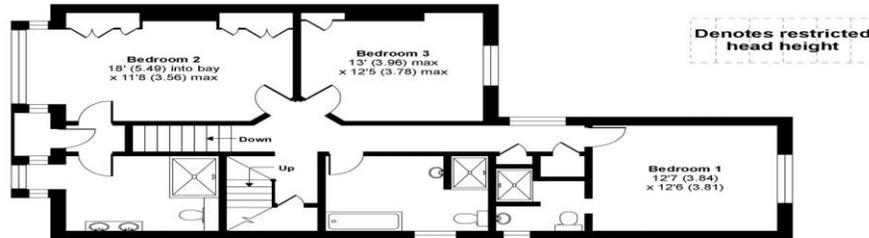
Hill Road, Carshalton, SM5

Approximate Area = 2373 sq ft / 220.5 sq m
 Limited Use Area(s) = 328 sq ft / 30.4 sq m
 Total = 2701 sq ft / 250.9 sq m

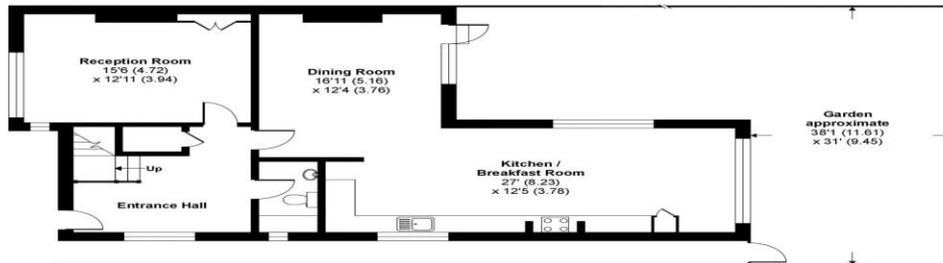
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2021. Produced for Cromwells Estate Agents. REF: 742216

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



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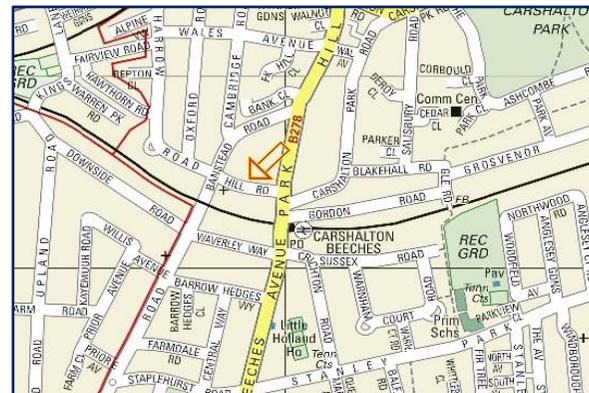


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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