



Cromwells
Estate Agents

Buckhurst Avenue, Carshalton, Surrey, SM5 1PD
Guide Price £425,000

A good size 2 double bedroom Terraced family home, extended to rear, with the added benefit of a loft room. Located just 0.6 miles from Hackbridge train station with links into London Victoria and Blackfriars. Mitcham Junction train and tram stop is also just 0.8 miles away, with links into Wimbledon & Croydon. Culvers House Primary School is 0.3 miles away and Hackbridge Primary School is within just 0.5 miles. For secondary schools, Carshalton Boys Sports College is 0.6 miles away and both Harris Academy Morden & Greenshaw High School are within 0.9 miles.



***2 Double Bedrooms *Modern Kitchen & bathroom with separate upstairs WC**
***14'8 Loft Room *Ideal location for transport and schools**

Covered storm porch
 Front door leading to:

Entrance Hall
 Door leading to:

Living Room - 14' 9" x 11' 2" (4.49m x 3.40m)

Front aspect, bay window, fireplace, leading through to small inner hall and kitchen.

Kitchen - 10' 1" x 8' 3" (3.07m x 2.51m)
 Leading through to Dining Room

Dining Room - 14' 8" x 10' 4" (4.47m x 3.15m)

Rear aspect, doors to garden. Door to bathroom

Bathroom - 8' 3" x 4' 7" (2.51m x 1.40m)

Stairs to first floor landing
 Doors to:

Bedroom 1 - 13' 11" x 11' 2" (4.24m x 3.40m)

Front aspect, bay window, stairs up to Loft room

Bedroom 2 - 11' 2" x 9' 1" (3.40m x 2.77m)

Rear aspect

Separate WC

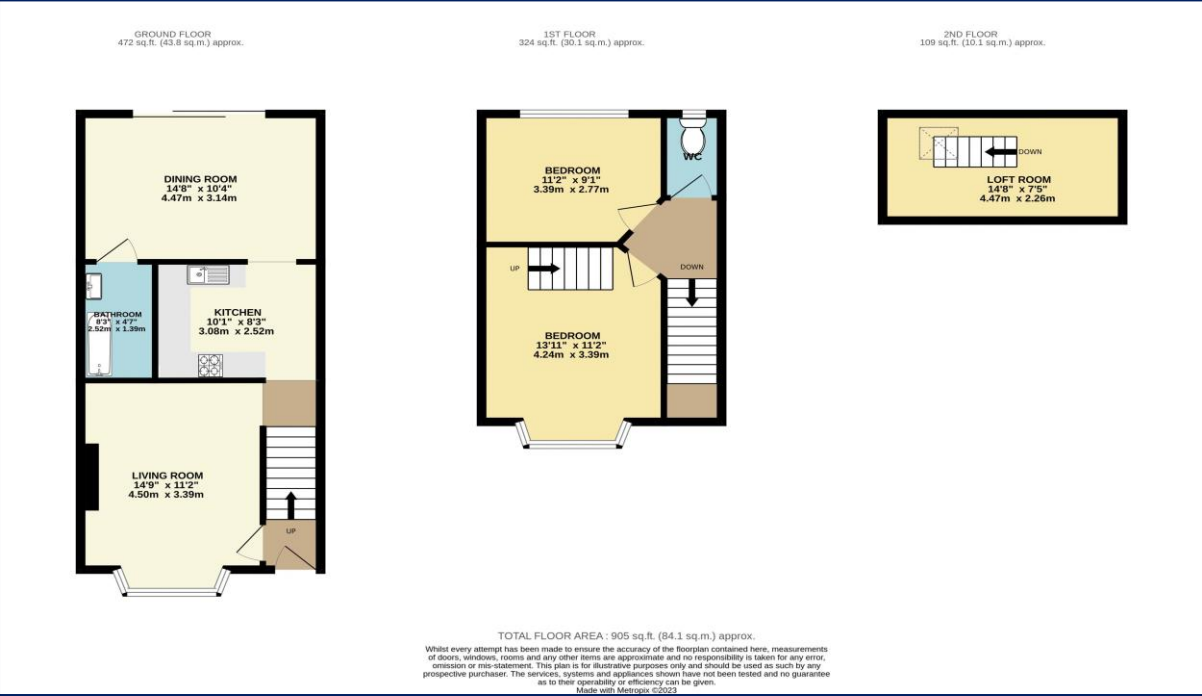
Loft Room - 14' 8" x 7' 5" (4.47m x 2.26m)

Outside

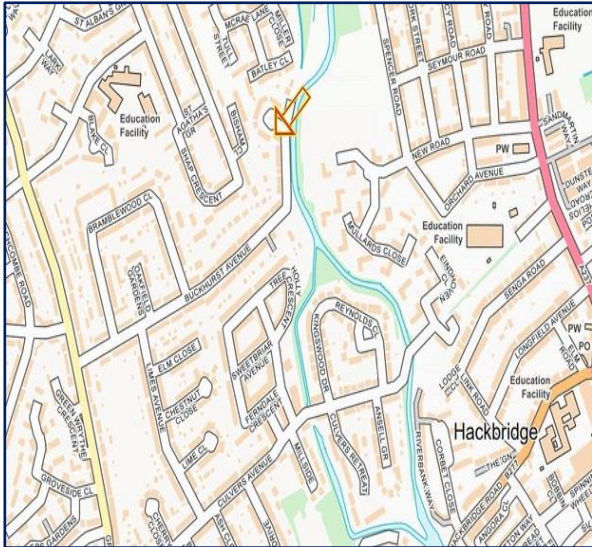
Good size front and rear gardens -

Rear garden, decking area and rear access





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - C

Local Authority: London Borough of Sutton

Tenure - Freehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

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