



Cromwells

Briar Lane, Carshalton, Surrey, SM5 4PX
Guide Price £1,100,000

A large five bedroom detached property, providing generous living accommodation equating to just over 3000 sq.feet, including three reception rooms and five double bedrooms, the property is situated in a sought after location. with a south facing rear garden, and is close to local schools. shops and transport links.



***Heated & Covered Swimming Pool *Driveway with parking for several vehicles
*Excellent location *No chain**

Entrance Hall

Leading to:

Kitchen/Breakfast Room - 17' 1" x 14' 2" (5.20m x 4.31m)

Modern, fitted kitchen, kitchen island and door leading outside

Games Room - 14' 9" x 16' 6" (4.49m x 5.03m)

Games room offering a wonderful entertainment, with double door leading into the hallway and another leading into the dining room

Dining Room - 12' 2" x 21' 0" (3.71m x 6.40m)

Spacious and super bright dining room with large windows and double door opening into the garden

Living Room - 12' 7" x 14' 4" (3.83m x 4.37m)

Cosy living room with fireplace, opening into the dining room and door into the hallway

Utility room - 9' 5" x 11' 0" (2.87m x 3.35m)

Fitted cupboards, sink, door leaning outside and another leading into the hallway

Study - 7' 4" x 7' 0" (2.23m x 2.13m)

Door leading into the hallway, window

Downstairs WC



Staircase

First Floor Landing

Leading to:

Bedroom 1 - 13' 11" x 16' 4" (4.24m x 4.97m)

Master bedroom with an en-suite bathroom/shower room, his & hers washbasin, walk-in wardrobes and built-in storage

Bedroom 2 - 9' 7" x 14' 11" (2.92m x 4.54m)

En-suite shower room built-in wardrobes

Bedroom 3 - 9' 1" x 14' 1" (2.77m x 4.29m)

En-suite shower room, built-in wardrobes

Bedroom 4 - 12' 8" x 10' 5" (3.86m x 3.17m)

Built-in wardrobe, dual aspect windows

Bedrooms 5 - 11' 1" x 11' 8" (3.38m x 3.55m)

Built-in wardrobe, dual aspect windows

Bathroom

Modern bathroom with a bathtub and a shower cubicle

Garage - 16' 6" x 12' 3" (5.03m x 3.73m)

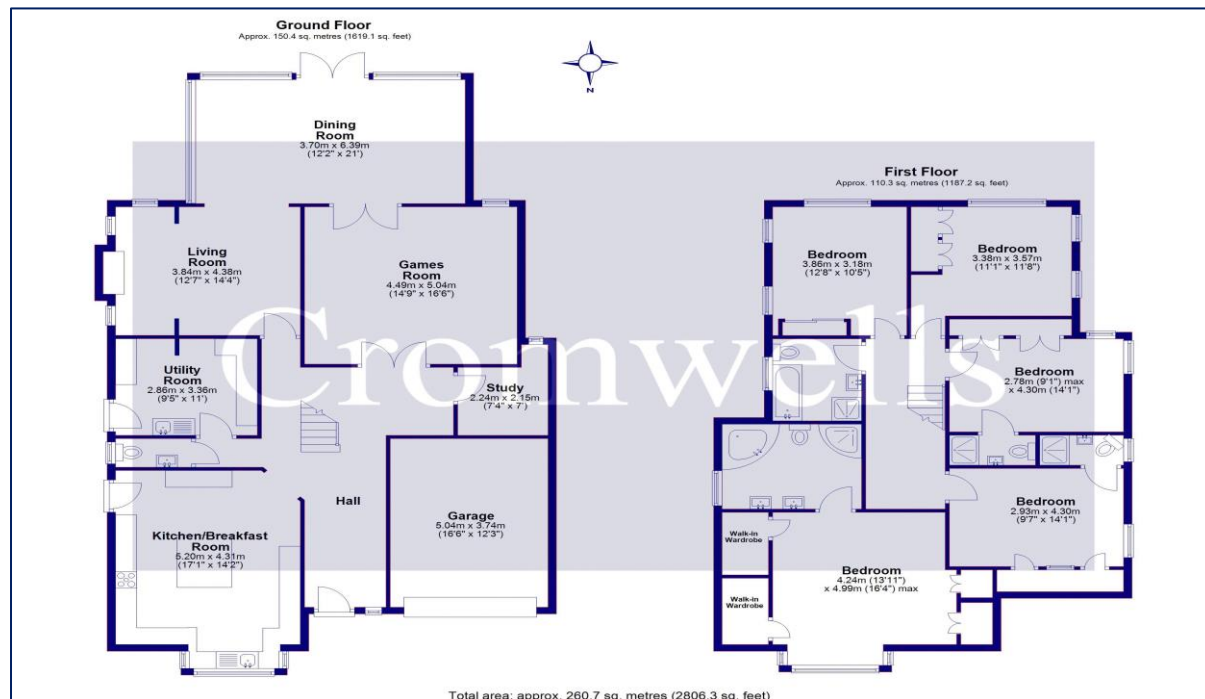
Large garage, roller door

Outside

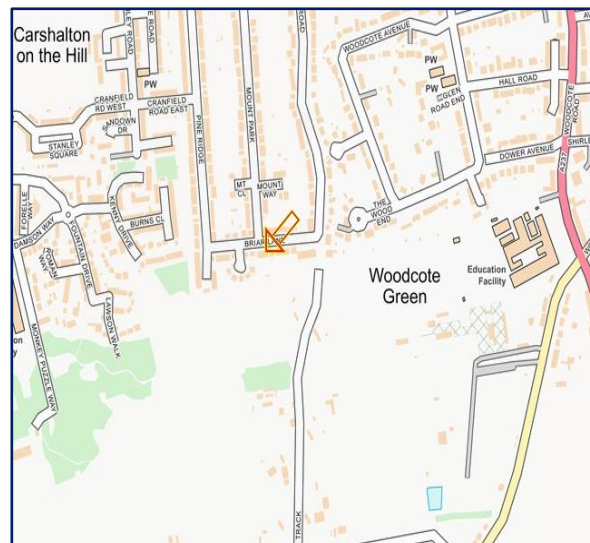
South facing garden

Heated & Covered Swimming Pool





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - F

Local Authority: London Borough of Sutton

Tenure - Freehold



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