



**Oxford Road, Carshalton, Surrey, SM5 3QY**  
**Offers in Excess of £725,000**

**A large four bedroom Semi Detached family home providing extensive accommodation on three levels, including a superb 25ft open plan kitchen/diner, master suite with en-suite bathroom. The property is ideally located close to both Carshalton Beeches and Carshalton train stations, as well as an array of local schools and shops.**



**\*Spacious lounge \*Driveway for off road parking**  
**\*Utility Room \*Solar panels**

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**Reception Room - 18' 4" x 11' 7" (5.58m x 3.53m)**

Front aspect. Bay window

**Dining Room Section into Kitchen/Breakfast Room - 16' 7" x 10' 1" (5.05m x 3.07m)**

Open plan into Kitchen/breakfast/diner.

**Utility Room - 6' 5" x 6' 2" (1.95m x 1.88m)**

Door to garage & Kitchen Breakfast Room

**Kitchen/Breakfast Room - 25' 5" x 16' 0" (7.74m x 4.87m)**

Doors leading to garden. Rear aspect

**Ground floor WC**

**Stairs leading to first floor landing**



**Bedroom 2 - 15' 2" x 10' 5" (4.62m x 3.17m)**

Front aspect, bay window

**Bedroom 3 - 13' 10" x 10' 5" (4.21m x 3.17m)**

Rear aspect

**Bedroom 4 - 8' 4" x 7' 1" (2.54m x 2.16m)**

Front aspect

**Family bathroom**

Rear aspect

**Stairs to second floor**

**Bedroom 1 - Master Bedroom - 17' 10" x 11' 7" (5.43m x 3.53m)**

Fitted wardrobes - door to en suite shower room

**En-Suite shower room**

**Rear garden - 64' 0" x 25' 0" (19.49m x 7.61m)**

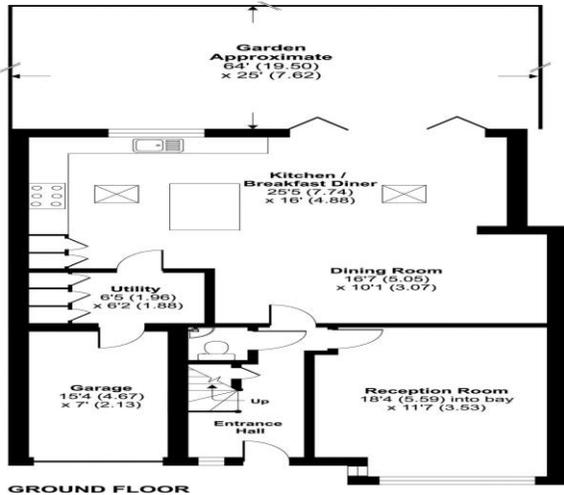
**Driveway for off road parking**



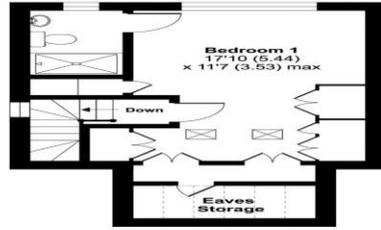
### Oxford Road, Carshalton, SM5

Approximate Area = 1853 sq ft / 172.1 sq m  
 Limited Use Area(s) = 40 sq ft / 3.7 sq m  
 Total = 1893 sq ft / 175.8 sq m  
 For identification only - Not to scale

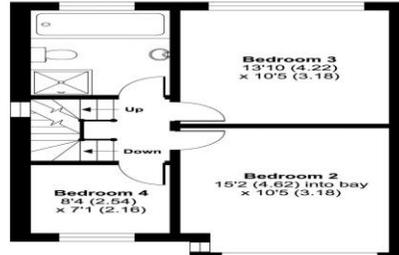
Denotes restricted head height



GROUND FLOOR



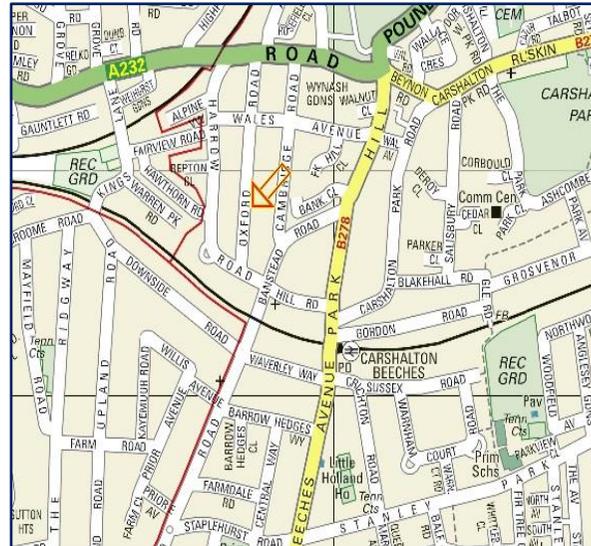
SECOND FLOOR



FIRST FLOOR

Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Cromwells Estate Agents. REF: 726011

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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**SM5 3NP**



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