



Cromwells

Bramblewood Close, Carshalton, Surrey, SM5 1PG
Offers in Excess of £525,000

A beautifully presented 3 bedroom extended Semi Detached family home offered with no onward chain and ideally located close to Carshalton Town Centre offering a good range of shopping and leisure facilities including the "Westcroft" sports centre. The area is well served with sought after schools for all ages.



***Further Extension Potential (STPP) - NO CHAIN *3
Bedrooms & 2 Bathrooms
*16' Kitchen + Utility Room *Large Sunny South East
facing Garden & Summer House**

Entrance Hall

Doors leading to:

Reception Room - 10' 10" x 10' 0" (3.30m x 3.05m)

Front aspect, bay window. Opens through to 2nd
reception room to rear

Reception 2 - 10' 0" x 9' 0" (3.05m x 2.74m)

Rear aspect, leading through from front reception room.
Doors out to garden

Kitchen - 16' 11" x 9' 0" (5.15m x 2.74m)

Rear aspect, leads into utility room

Utility Room

Open from kitchen. Door to ground floor shower room

Ground Floor Shower Room

Rear aspect

Stairs to first floor landing

Doors leading to:

Bedroom 1 - 11' 9" x 9' 10" (3.58m x 2.99m)

Front aspect. Bay window

Bedroom 2 - 9' 1" x 10' 2" (2.77m x 3.10m)

Rear aspect

Bedroom 3 - 5' 7" x 5' 6" (1.70m x 1.68m)

Front aspect

Family Bathroom

Rear aspect

Outside

Large Sunny South East Facing Garden -

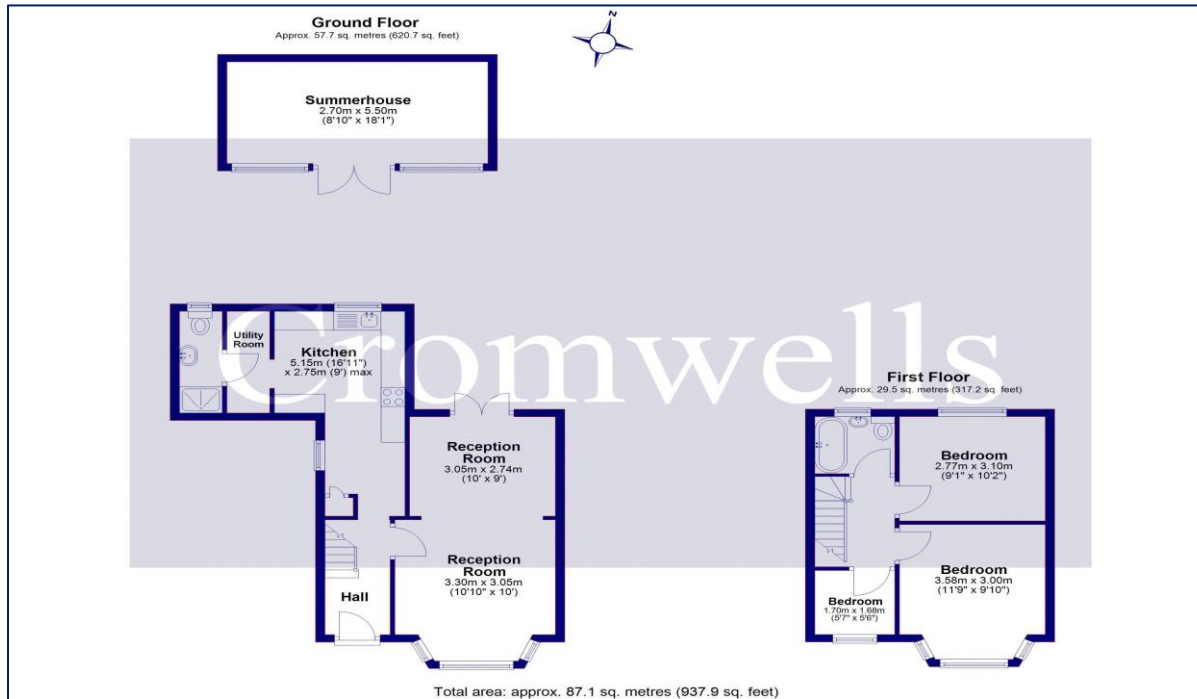
Summer House

Summer House - 8' 10" x 18' 1" (2.69m x 5.51m)

To rear of the garden

Driveway to front for off street parking





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



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Carshalton
Surrey
SM5 3NP



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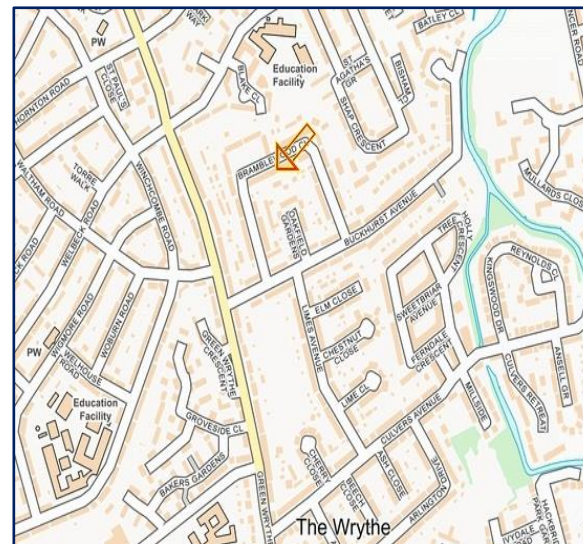


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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