



Cromwells

Oaks Way, Carshalton Beeches, Surrey, SM5 4NQ
Offers in Excess of £800,000

A stunning extended 4 Bedroom Semi Detached house. The current owners have lovingly created an amazing family home and utilised its excellent potential to the full, creating a modernised open plan living environment and a beautiful spacious and desirable property. Ideally located close to local Schools including Barrow Hedges Primary School, shops and transport as well as being just a short walk from Carshalton Beeches train station.



***4 good size bedrooms, Master with En-Suite
+ Family bathroom
*Open Plan Living/Dining Room +
Open Plan 19'2 x 25' Kitchen/Family Area
*Downstairs WC & Utility Room *Integral Garage,
External TV/Bar, Office & good size rear garden**

Enclosed Entrance Porch

Internal door leading to:

Entrance Hall

Doors to:

Living Area - 6' 9" x 10' 6" (2.06m x 3.20m)

Leading through to dining area to front aspect and open through to Kitchen/Family Area to rear aspect

Dining Area - 11' 0" x 10' 6" (3.35m x 3.20m)

Front aspect

Kitchen/Family Area - 19' 2" x 25' 1" (5.84m x 7.64m)

Rear aspect, folding doors out to garden, door to utility room

Utility Room - 6' 9" x 8' 0" (2.06m x 2.44m)

Access from kitchen. Internal door into garage

Ground Floor WC

Stairs to first floor landing

Doors to:

Master Bedroom - 18' 4" x 11' 0" (5.58m x 3.35m)

Rear aspect, fitted wardrobe cupboards, leading into en-suite shower room

En-Suite Shower Room

Bedroom 2 - 10' 4" x 10' 8" (3.15m x 3.25m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 12' 0" x 8' 6" (3.65m x 2.59m)

Front aspect

Bedroom 4 - 11' 4" x 6' 7" (3.45m x 2.01m)

Front aspect, fitted wardrobe cupboards

Family Bathroom

Front aspect

Outside

Covered TV/Bar Area - 11' 10" x 21' 10" (3.60m x 6.65m)

Doors into Office, door to storage cupboard

Office

Door from TV/Bar Area

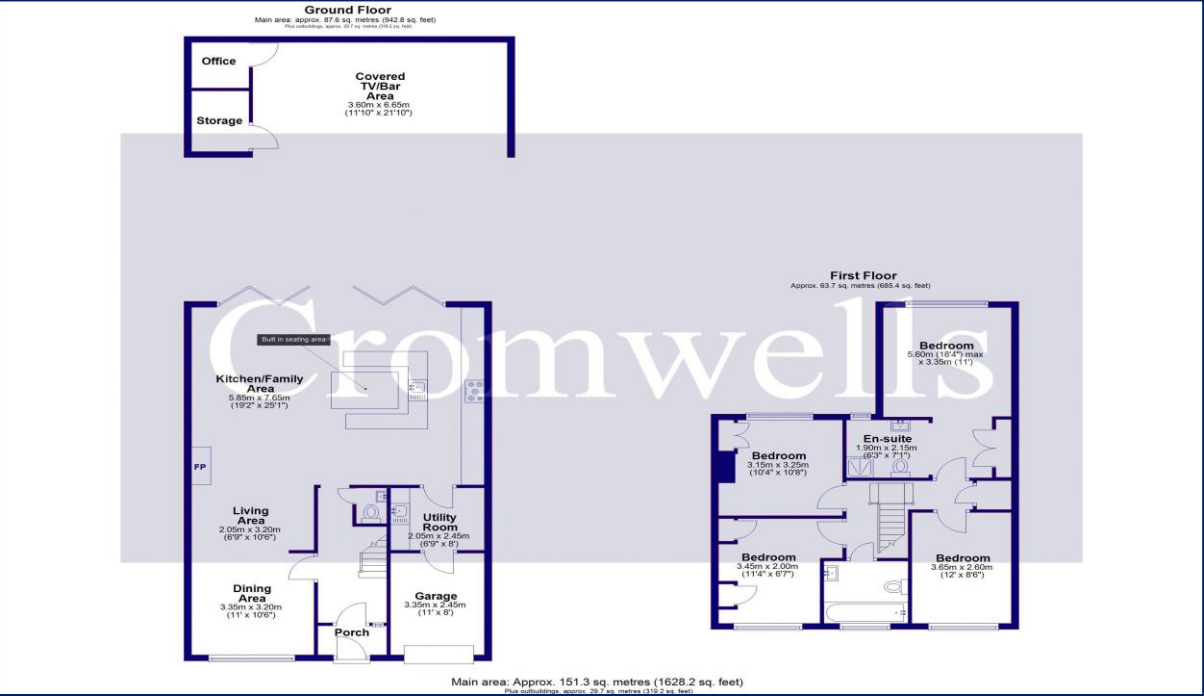
Good size rear garden

Integral Garage

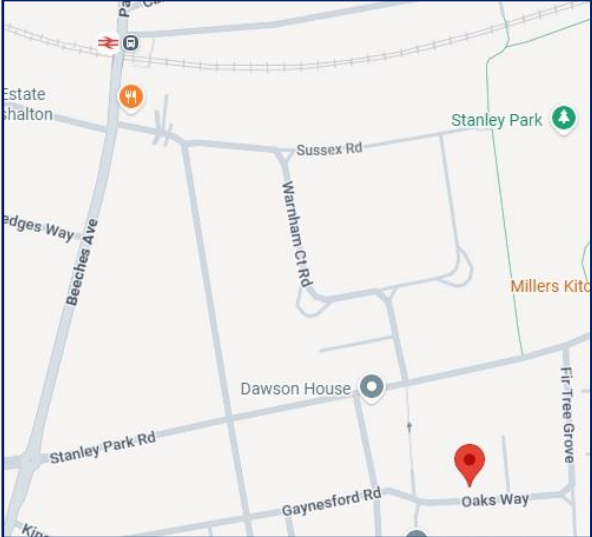
Front and rear access into internal utility room

Driveway for off street parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 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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