



Cromwells

Barrow Hedges Way, Carshalton, Surrey, SM5 3LL
Guide Price £775,000

A spacious and well maintained purpose built four bedroom semi detached family home, offering generous room sizes and potential to extend (STPP). The property is ideally located in one of Carshalton Beeches's preferred locations and is close to Barrow Hedges School, as well as local shops and Carshalton Beeches train station



***Large rear garden *Excellent location
*No chain *Two large reception rooms**

Entrance Porch

Hall

Under the stairs storage

Dining Room - 15' 9" x 13' 3" (4.80m x 4.04m)

Front aspect large bay window, fireplace

Living Room - 16' 1" x 11' 6" (4.90m x 3.50m)

Sliding door into the garden, fireplace

Kitchen - 16' 9" x 9' 10" (5.10m x 2.99m)

Large kitchen, side aspect window, door leading out to the garden, pantry

First Floor Landing

Large, spacious landing, storage cupboard

Bedroom 1 - 16' 9" x 12' 10" (5.10m x 3.91m)

Large bedroom, front aspect bay window, built in wardrobe, sink

Bedroom 2 - 16' 5" x 11' 6" (5.00m x 3.50m)

Rear aspect window, built in storage

Bedroom 3 - 10' 10" x 8' 0" (3.30m x 2.44m)

Rear aspect window, storage cupboard

Bedroom 4 - 10' 0" x 7' 3" (3.05m x 2.21m)

Front aspect window

Bathroom

Side aspect window, two piece suite

Separate WC

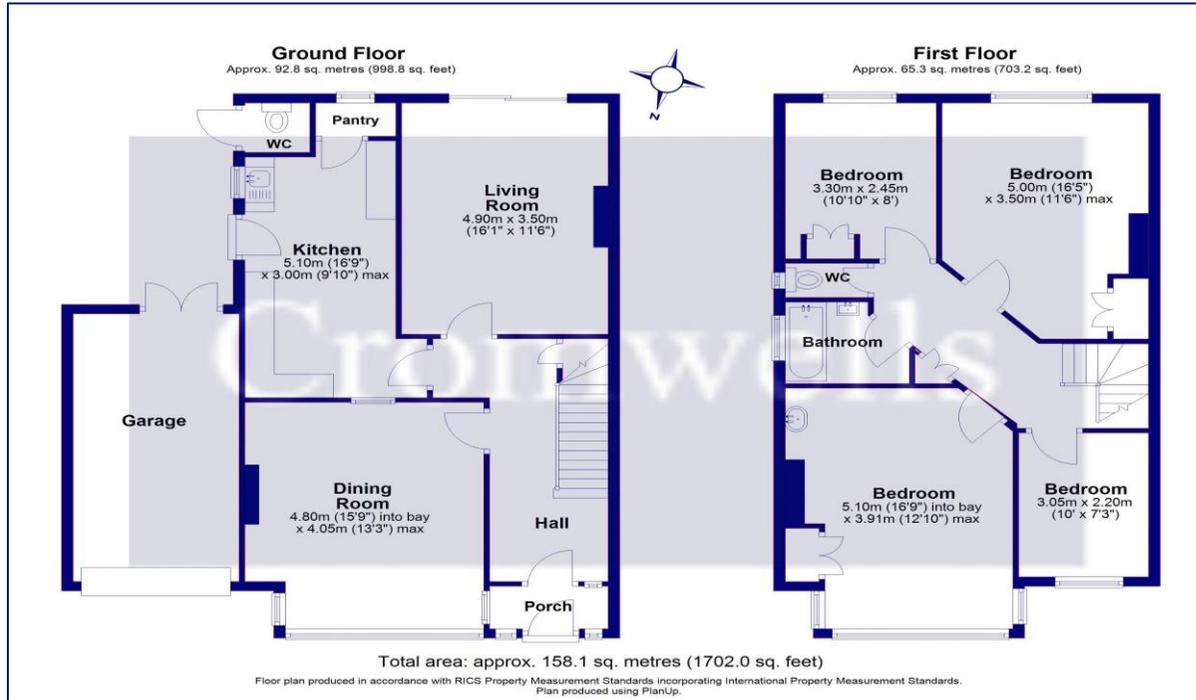
Outside WC

Garage

Front garage door, back door leading onto the rear garden

Large rear garden





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained