



Stanley Park Road, Carshalton Beeches, Surrey, SM5 3JP
Offers in Excess of £825,000

Cromwells are delighted to present to the market, this substantial four bedroom detached family home, including two large reception rooms and a kitchen with separate breakfast room. Externally, the property benefits from a mature, well established rear garden and a tandem length garage. The property is ideally located in a sought after location, close to Carshalton Beeches train station, as well as local schools and shops.



***Tandem Length Garage**
***Potential to Extend (STPP)**
***Off Street Parking *No Chain**

Front Door Leading to:

Entrance Hall

Reception Room - 17' 11" x 11' 11" (5.46m x 3.63m)
Doors leading to garden.

Dining Room - 17' 4" into bay x 12' 1" (5.28m x 3.68m)

Kitchen - 12' 1" x 5' 10" (3.68m x 1.78m)
Door to garden.

Breakfast Room - 12' 1" x 9' 11" (3.68m x 3.02m)

Downstairs WC

Stairs to First Floor Landing



Bedroom One - 17' 6" into bay x 12' 0" max (5.33m x 3.65m)

Bedroom Two - 13' 0" max x 11' 11" max (3.96m x 3.63m)

Bedroom Three - 12' 0" max x 10' 10" (3.65m x 3.30m)

Bedroom Four - 8' 11" x 8' 5" (2.72m x 2.56m)

Family Bathroom

Outside

Rear garden extending to approx. 90ft.

To Front:

Garage - 30' 2" x 9' 6" (9.19m x 2.89m)

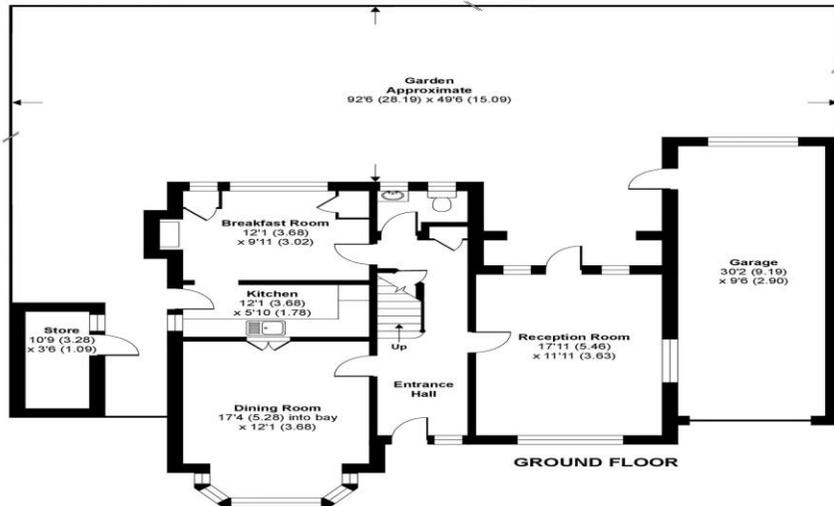
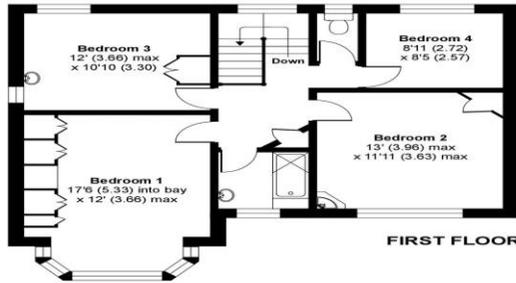
Driveway for Off Road Parking



Stanley Park Road, SM5

Approximate Area = 1821 sq ft / 169 sq m (includes garage)
 Outbuilding = 37 sq ft / 3.4 sq m
 Total = 1858 sq ft / 173 sq m

For identification only - Not to scale

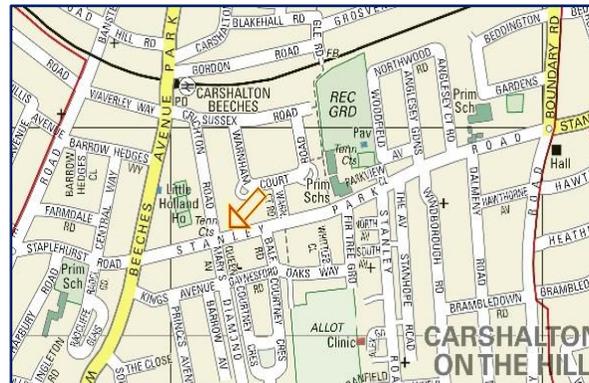


Garden
 Approximate
 92'6" (28.19) x 49'6" (15.09)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 730792

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 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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