

Barrow Avenue, Carshalton Beeches, Surrey, SM5 4NY
Offers in Excess of £725,000

A rare opportunity to acquire this spacious three bedroom semi detached property, occupying an unusual wide plot, providing excellent potential for significant extending (STPP). The property is situated sought after and quiet cul de sac location, close to local schools, shops and transport links.



***Three Good Size Bedrooms**
***Two Large Reception Rooms**
***Modern Kitchen *Attractive Rear Garden**

Enclosed Entrance Porch

Front Door Leading to:

Entrance Hall

Doors leading to

Dining Room - 16' 3" x 12' 9" (4.95m x 3.88m)

Front aspect. Bay window.

Reception Room - 13' 8" x 12' 10" (4.16m x 3.91m)

Rear aspect. Door to garden.

Kitchen - 12' 11" x 7' 5" (3.93m x 2.26m)

Rear aspect. Door leading to conservatory.

Conservatory - 13' 2" x 10' 7" (4.01m x 3.22m)

Doors leading to garden

Ground Floor Cloakroom

Stairs to first floor landing

Bedroom 1 - 15' 3" x 9' 10" (4.64m x 2.99m)

Front aspect. Bay window.

Bedroom 2 - 13' 7" x 11' 5" (4.14m x 3.48m)

Rear aspect

Bedroom 3 - 10' 3" x 7' 6" (3.12m x 2.28m)

Rear aspect

Family Bathroom

Outside

Rear garden extending to approx. 60ft

To Front

Garage - 15' 11" x 15' 5" (4.85m x 4.70m)

To side. Internal access door, front and rear access doors.

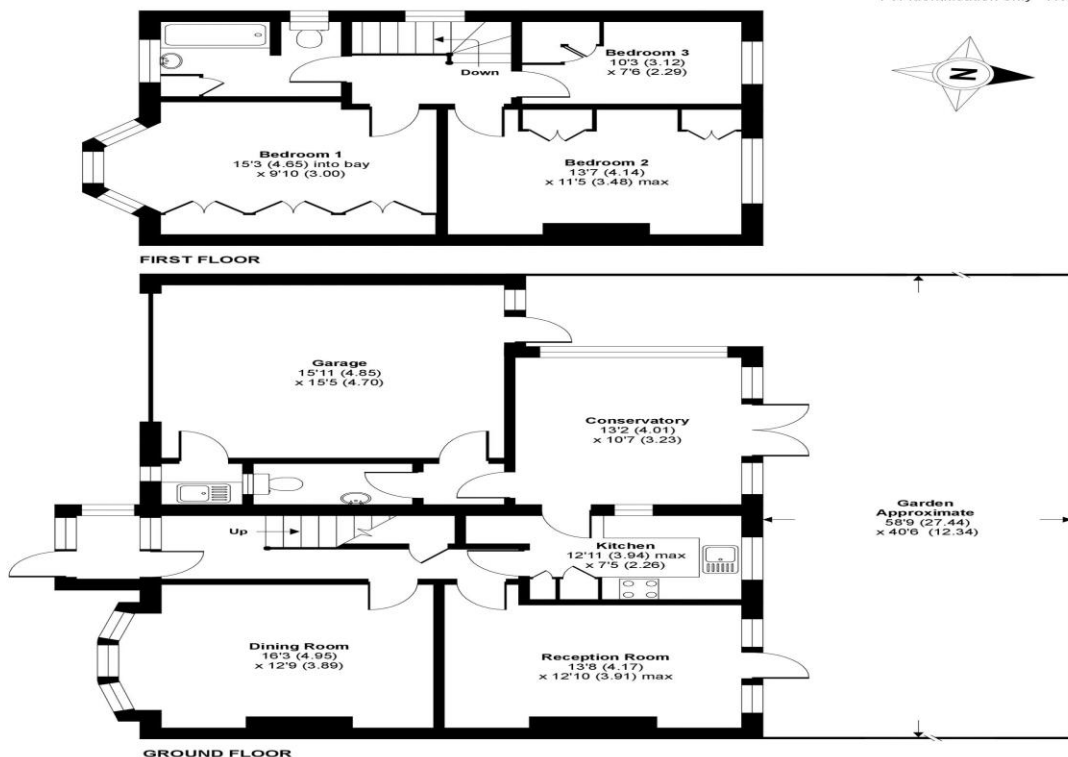
Driveway for Off Road Parking



Barrow Avenue, Carshalton, SM5

Approximate Area = 1584 sq ft / 147.2 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2021. Produced for Cromwells Estate Agents. REF: 753084

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		82 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