



**32 River Gardens, Carshalton, Surrey, SM5 2NH**  
**Guide Price £500,000**

**An extended three bedroom family home with West facing rear garden. Providing generous living accommodation, including a large through lounge. The property is situated in a popular location and is close to local schools, shops and transport links.**



**\*Good size driveway \*Three bedrooms  
\*Sought after location \*Rear conservatory  
extension**

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**Entrance Hall -**

Doors to:

**Lounge - 16' 1" x 11' 3" (4.90m x 3.43m)**

Front aspect, bay window. Leading to Dining Room

**Dining Room - 7' 11" x 7' 1" (2.41m x 2.16m)**

Rear aspect

**Kitchen - 10' 8" x 9' 6" (3.25m x 2.89m)**

Leading to Conservatory

**Conservatory - 14' 2" x 8' 0" (4.31m x 2.44m)**

Rear aspect, leading to garden



## First Floor Landing

**Bedroom 1 - 16' 3" x 10' 3" (4.95m x 3.12m)**

Front aspect, bay window

**Bedroom 2 - 11' 4" x 10' 8" (3.45m x 3.25m)**

Rear aspect

**Bedroom 3 - 7' 9" x 6' 7" (2.36m x 2.01m)**

Front aspect

**Family Bathroom -**

Rear aspect

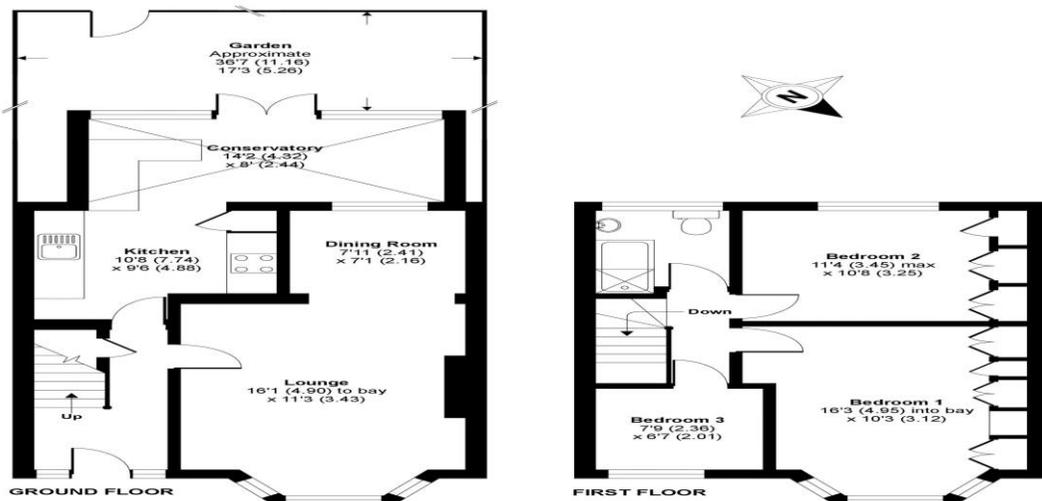
**Rear Garden - 36' 7" x 17' 3" (11.14m x 5.25m)**

**Front Driveway**



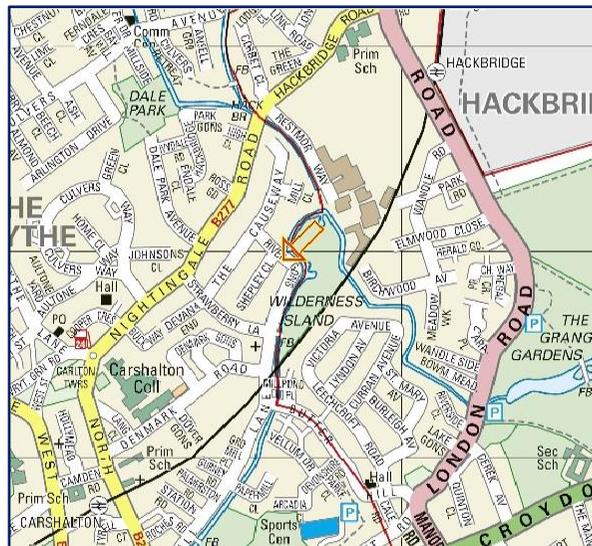
## River Gardens, Carshalton, SM5

Approximate Area = 1011 sq ft / 93.9 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/acorn 2021. Produced for Cromwells Estate Agents. REF: 704130

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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



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**SM5 3NP**



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