



A deceptively spacious and well presented three bedroom Semi Detached period property, offering spacious accommodation, including a 20ft kitchen/breakfast room, two reception rooms and a South facing rear garden. The property is ideally located within walking distance of two Mainline train stations, as well as local schools and shops .



***Three bedrooms *Upstairs bathroom
*Period features *Convenient location**

Entrance Hall - 0' 0" x 0' 0" (0.00m x 0.00m)

Doors to:

Reception Room - 13' 7" x 11' 8" (4.14m x 3.55m)

Bay window - front aspect

Dining Room - 9' 8" x 9' 6" (2.94m x 2.89m)

Rear aspect

Kitchen/Breakfast Room - 20' 1" x 11' 9" (6.12m x 3.58m)

Bay window to side aspect, door to garden, rear aspect

Stairs to first floor landing



Bedroom 1 - 15' 7" x 11' 6" (4.75m x 3.50m)

Front aspect

Bedroom 2 - 12' 10" x 7' 7" (3.91m x 2.31m)

Rear aspect

Bedroom 3 - 9' 10" x 9' 7" (2.99m x 2.92m)

Rear aspect

Family Bathroom

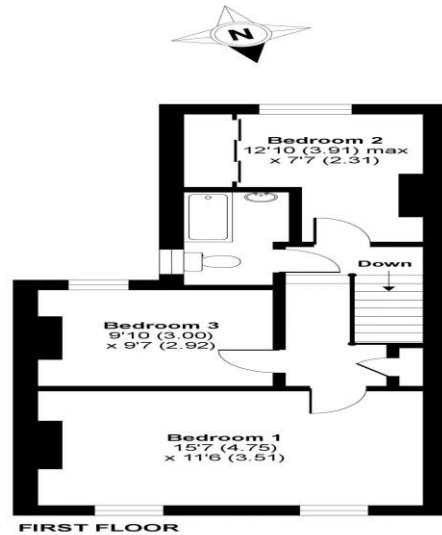
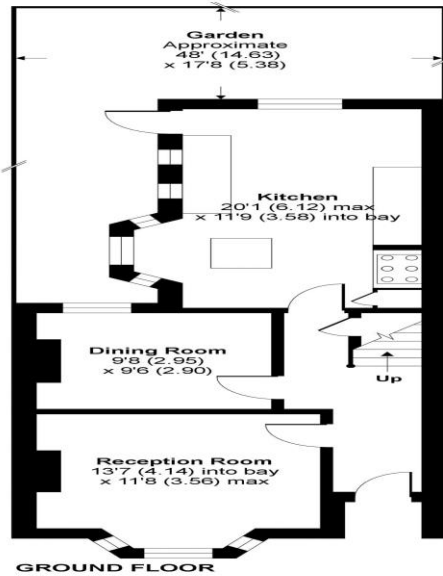
Rear Garden - 48' 0" x 17' 8" (14.62m x 5.38m)

South Facing



Carshalton Road, Carshalton, SM5

Approximate Area = 1044 sq ft / 96.9 sq m
For identification only - Not to scale



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: 727113

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



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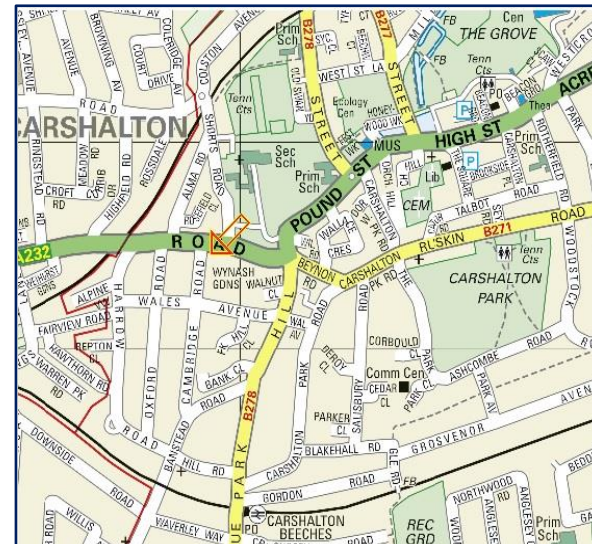


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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