



Carshalton Road, Carshalton, Surrey, SM5 3PY
Guide Price £475,000

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 .



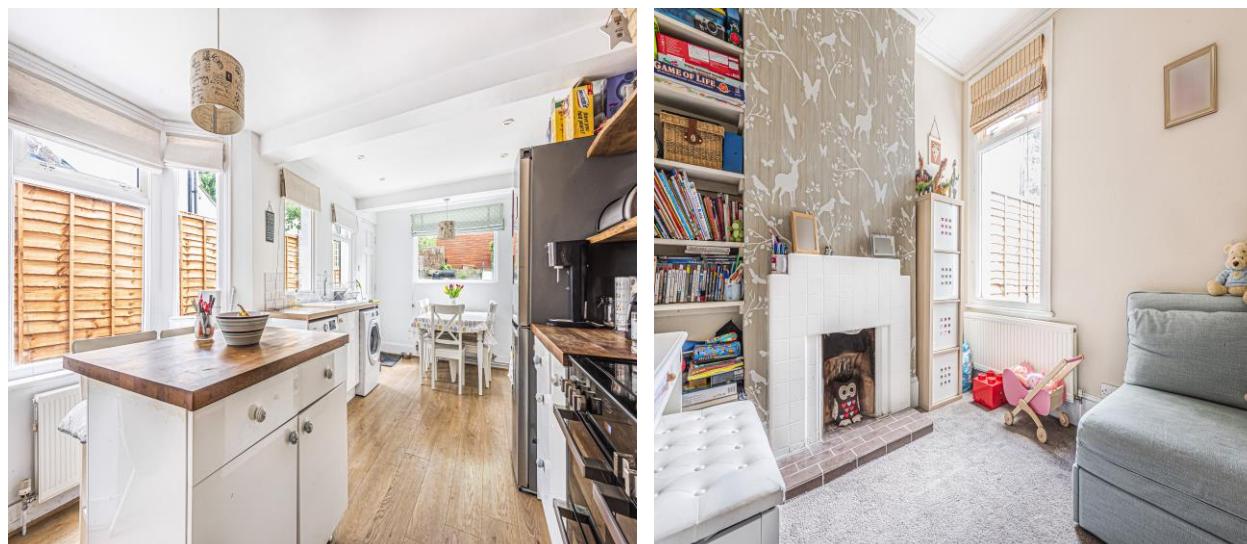
***Three bedrooms *Upstairs bathroom
*Period features *Convenient location**

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

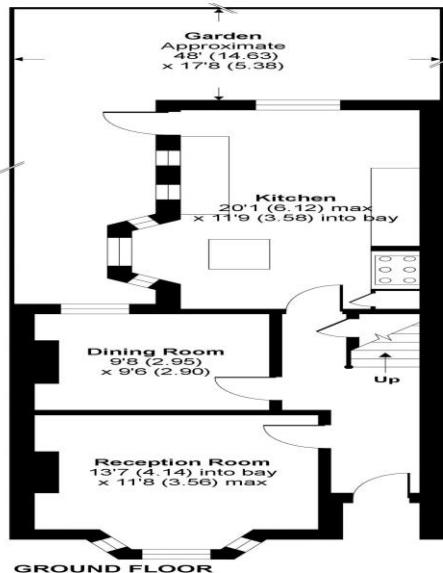
Rear Garden - 48' 0" x 17' 8" (14.62m x 5.38m)
South Facing



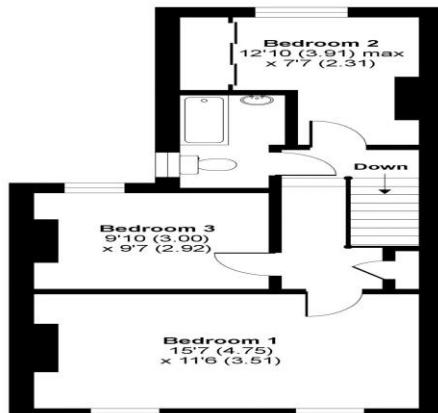
Carshalton Road, Carshalton, SM5

Approximate Area = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



GROUND FLOOR

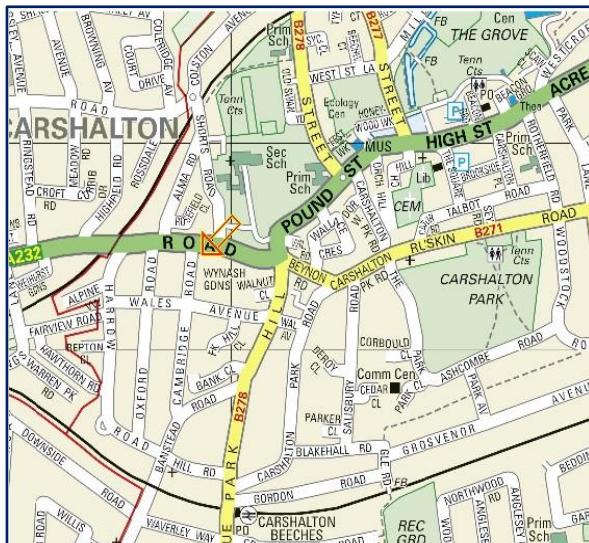
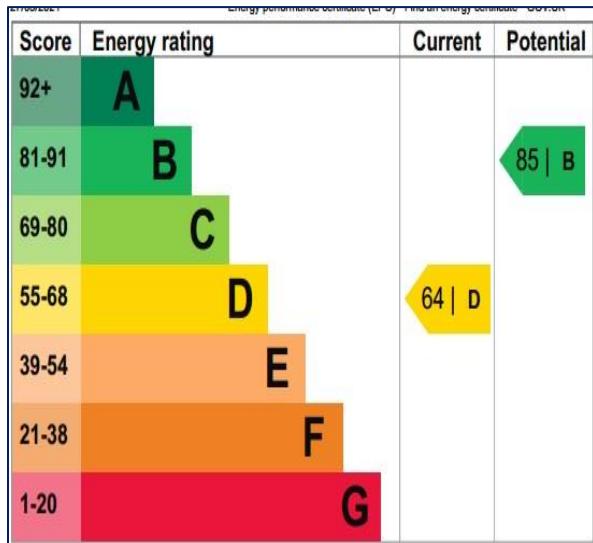


FIRST FLOOR



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: 727113



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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

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.