



A charming and well maintained three bedroom Semi Detached Chalet style family home offering spacious accommodation throughout with large driveway and stunning rear garden. Situated within easy walking distance to Carshalton train station and its excellent links into London, as well as Sutton town centre. Ideally located with good transport links and high performing local schools.



***2/3 Reception Rooms *Ground floor WC
*Conservatory *Superb large rear garden**

Front door

Leading to porch

Inner porch

Door leading to entrance hall

Entrance Hall

Doors leading to:

Reception/Bedroom - 14' 9" x 10' 8" (4.49m x 3.25m)

Bay window, front aspect

Reception Room 2 - 16' 1" x 10' 8" (4.90m x 3.25m)

Opening through to dining area

Dining area - 9' 6" x 8' 6" (2.89m x 2.59m)

Doors leading through to conservatory

Conservatory - 15' 11" x 12' 0" (4.85m x 3.65m)

Leading from both dining area and kitchen. Doors leading to garden

Kitchen - 16' 3" x 8' 8" (4.95m x 2.64m)

Door leading to conservatory

Bedroom 3/Office - 8' 6" x 7' 6" (2.59m x 2.28m)

Front aspect, bay window

Ground floor WC



Stairs to first floor landing

Doors to:

Bedroom 1 - 14' 9" x 12' 6" (4.49m x 3.81m)

Front aspect, eaves storage

Bedroom 2 - 16' 9" x 11' 2" (5.10m x 3.40m)

Rear aspect

Family bathroom - 7' 7" x 6' 9" (2.31m x 2.06m)

Separate WC

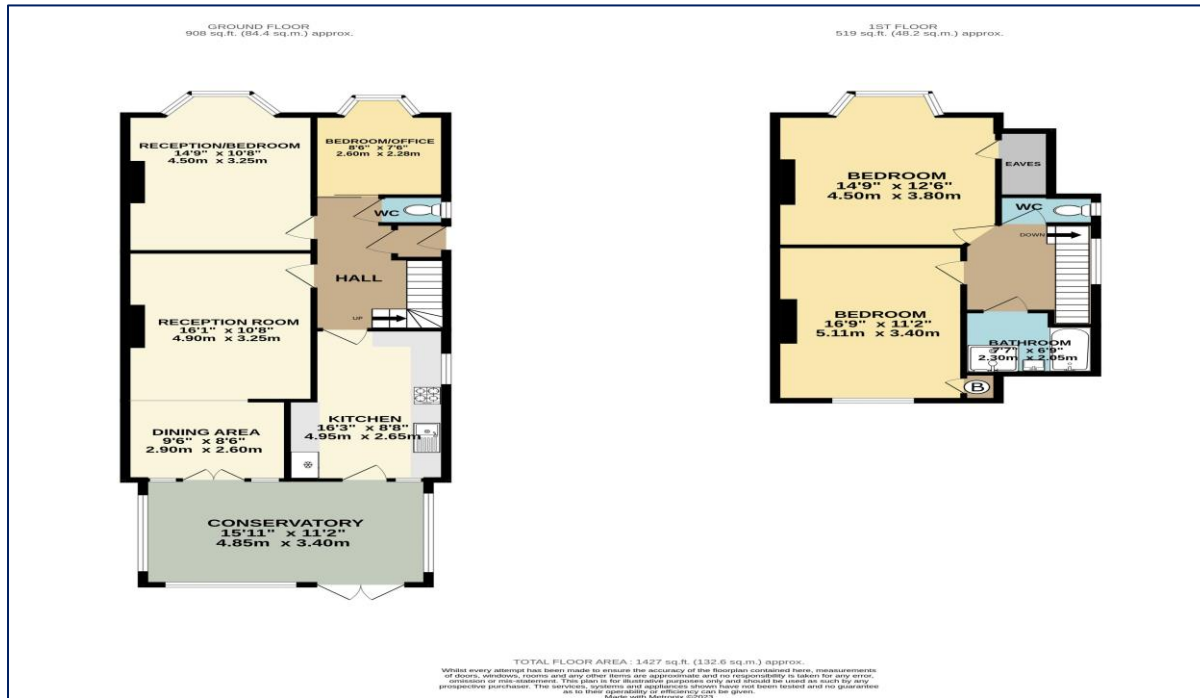
Outside

Large rear garden

Side access, shed/workshop

Large driveway for off road parking





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



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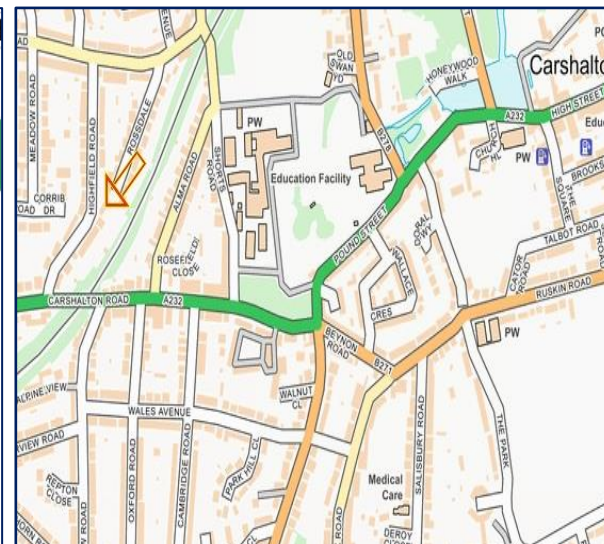


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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