



Cromwells

Kenny Drive, Carshalton Beeches, Surrey, SM5 4PH  
Guide Price £650,000

**Cromwells presents an outstanding family Town House that has been fully refurbished and modernised throughout, The ground floor includes the addition of a spacious conservatory/lounge area complimenting the separate dining room, kitchen and utility/WC. On the first floor further lounge/family room and first of three double bedrooms and the family bathroom. The second floor, there is a generous master bedroom with en-suite and the third double bedroom.**



**\*Large family home \*Chain free  
\*Conservatory \*Close to well regarded schools**

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## **Hall**

Leading to

**Dining Room - 12' 2" x 9' 1" (3.71m x 2.77m)**

Front aspect, wood floors

**Kitchen - 16' 1" x 9' 1" (4.90m x 2.77m)**

Beautiful, modern fitted kitchen, opening into the conservatory

**Conservatory - 13' 1" x 9' 4" (3.98m x 2.84m)**

Stunning conservatory with fireplace, door opening into the garden

**Utility room/Downstairs WC - 5' 6" x 5' 3" (1.68m x 1.60m)**

## First Floor Landing

Leading to:

**Lounge - 15' 3" x 8' 8" (4.64m x 2.64m)**

Front aspect, two windows, carpeted throughout

**Bedroom 1 - 15' 3" x 8' 8" (4.64m x 2.64m)**

Rear aspect, overlooking the garden, built-in wardrobes

**Bathroom - 7' 5" x 4' 8" (2.26m x 1.42m)**

Lovely, modern bathroom

## Second floor landing

Leading to:

**Bedroom 2 - 15' 3" x 12' 5" (4.64m x 3.78m)**

Front aspect, built-in wardrobes, en-suite shower

**Bedroom 3 - 15' 3" x 8' 11" (4.64m x 2.72m)**

Rear aspect, built-in wardrobes

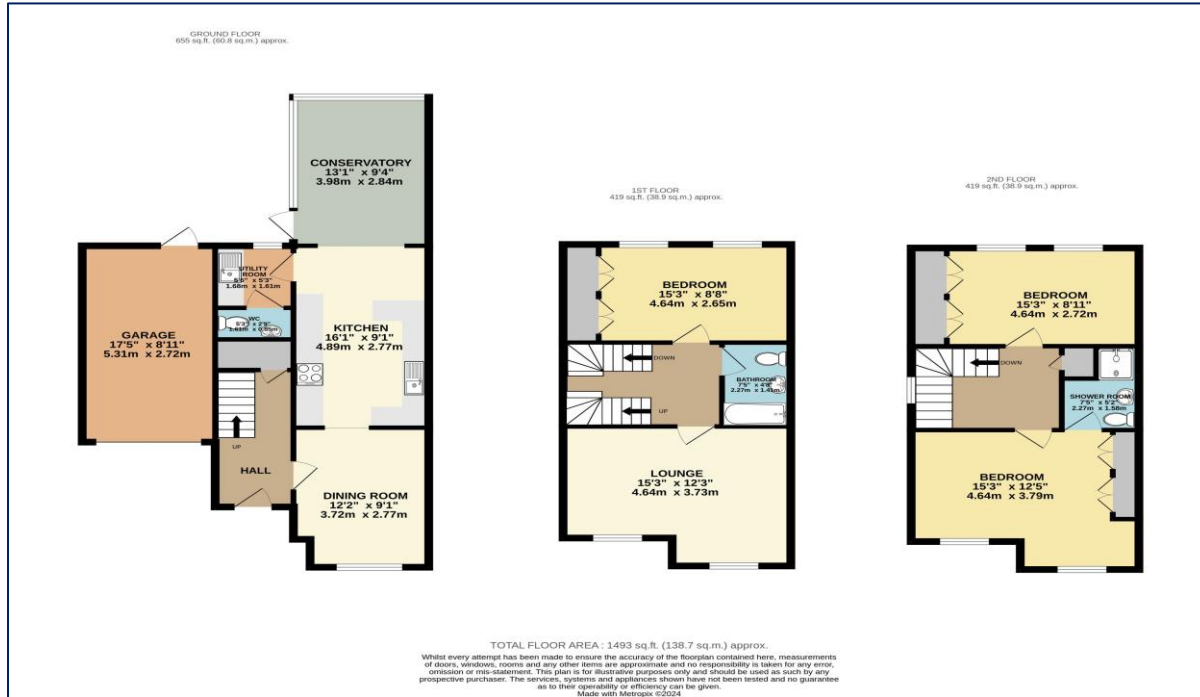
**Storage cupboard**

**Outside**

**Garage**

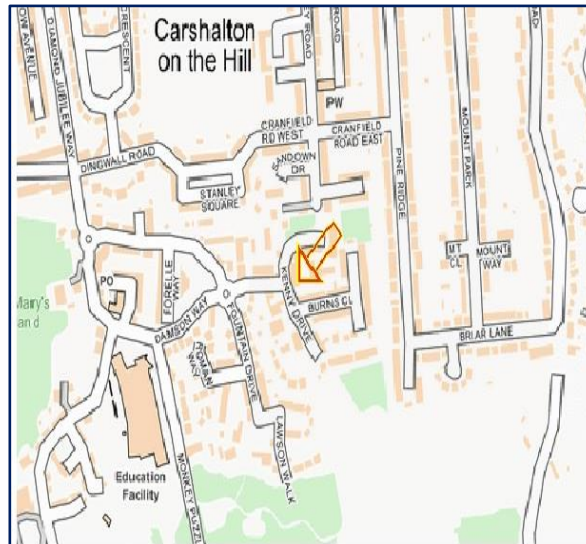
**Rear Garden**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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



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