



The Causeway, Carshalton, Surrey, SM5 2NB
Guide Price £650,000

A well maintained and extended into the loft 4 bedroom & 2 bathroom Semi Detached family home, with the added benefit of a conservatory. Situated in a highly regarded side road within easy reach of Carshalton Village, as well as Carshalton and Hackbridge mainline stations and a selection of well performing schools.



***18' 6 x 11'6 Bayed Reception Room *18' 7 x 13'4
Master Bedroom with En-Suite Shower Room
*Conservatory *Off Street Parking & Ideal Location**

Storm porch

Front door leading to:

Entrance Hall

Doors to:

Reception Room - 18' 6" x 11' 6" (5.63m x 3.50m)
Bay window, front aspect opening through to Dining Room

Dining Room - 8' 3" x 7' 7" (2.51m x 2.31m)
Rear aspect, door to Conservatory

Conservatory - 14' 10" x 12' 6" (4.52m x 3.81m)
Leading from Dining Room and Kitchen, doors out to garden

Kitchen - 11' 3" x 9' 7" (3.43m x 2.92m)
Rear aspect, doors leading to Conservatory

Stairs to first floor landing -
Doors leading to:



Bedroom 1 - 15' 11" x 11' 6" (4.85m x 3.50m)

Bay window, front aspect, fitted wardrobe cupboards

Bedroom 2 - 11' 6" x 10' 10" (3.50m x 3.30m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 7' 2" x 6' 8" (2.18m x 2.03m)

Front aspect

Family Bathroom - 9' 0" x 5' 7" (2.74m x 1.70m)

Rear aspect

Stairs to Second Floor Landing

Doors to:

Master Bedroom - 18' 7" x 13' 4" (5.66m x 4.06m)

En-suite Shower Room - 5' 7" x 5' 5" (1.70m x 1.65m)

Rear aspect

Outside

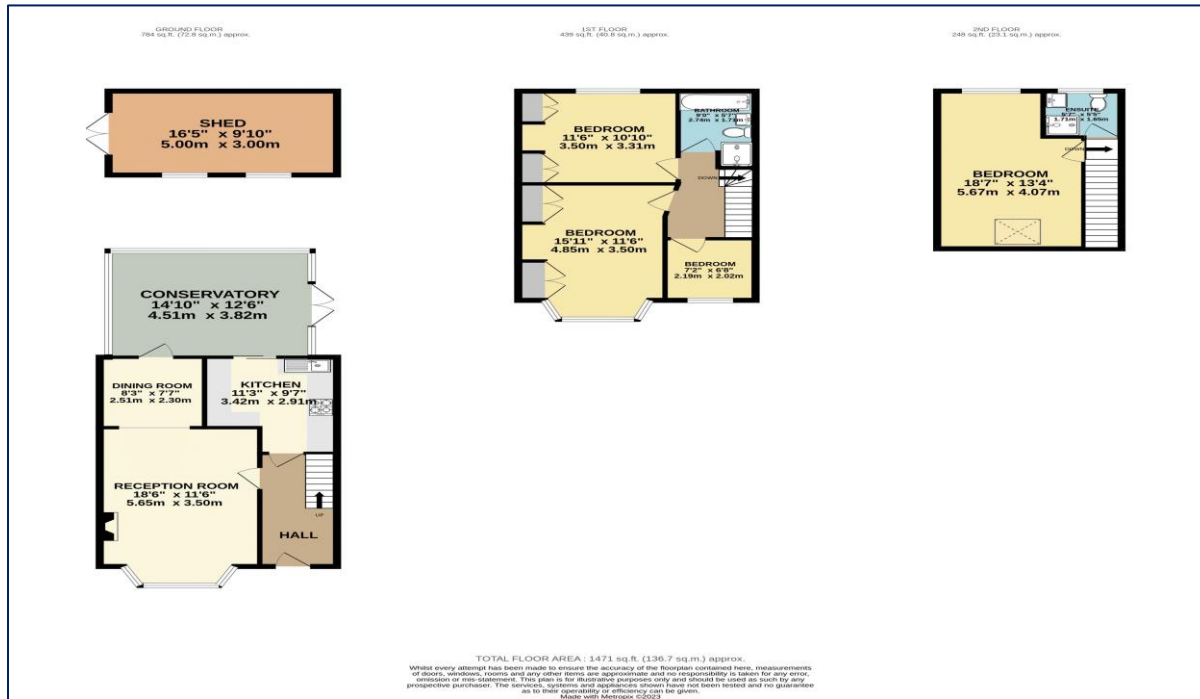
Large Rear Garden

Side access, large shed

Shed - 16' 5" x 9' 10" (5.00m x 2.99m)

Off Road Parking To Front





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



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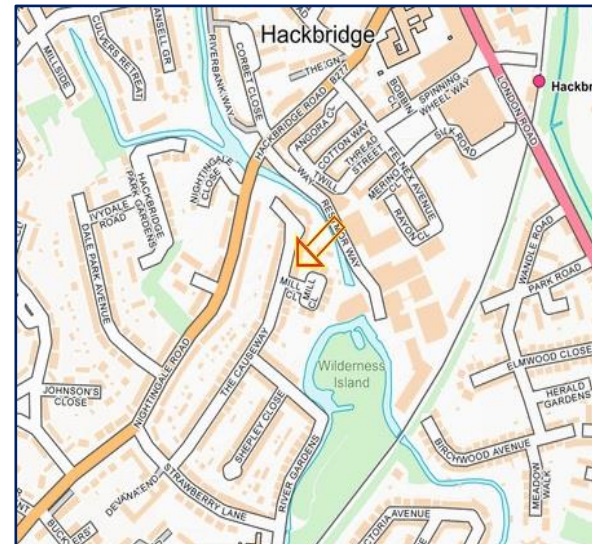


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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