



Alpine View, Carshalton, Surrey, SM5 3QJ
Offers in Excess of £400,000

A modern two bedroom terraced property with off road parking, benefiting from a large lounge and conservatory, as well as two double bedrooms. The property forms part of the popular Alpine View development and is close to local schools, shops and local transport links.



***NO CHAIN *Downstairs cloakroom
Private balcony & own rear garden
Communal gym & sauna**

Entrance Hall

Doors leading to:

Lounge - 16' 1" x 11' 10" (4.90m x 3.60m)

Sliding doors to rear aspect leading to conservatory

Conservatory - 7' 10" x 7' 10" (2.39m x 2.39m)

Sliding doors to rear aspect leading to garden

Kitchen - 11' 10" x 5' 3" (3.60m x 1.60m)

Window to front aspect

Downstairs WC - 5' 7" x 2' 7" (1.70m x 0.79m)

Window to front aspect

Stairs to first floor landing

Bedroom One - 11' 11" x 11' 10" (3.63m x 3.60m)

Window to front aspect with built in cupboard and shower cubicle. Door to balcony.

Balcony

Bedroom Two - 11' 11" x 9' 5" (3.63m x 2.87m)

Window to rear aspect with built in cupboard

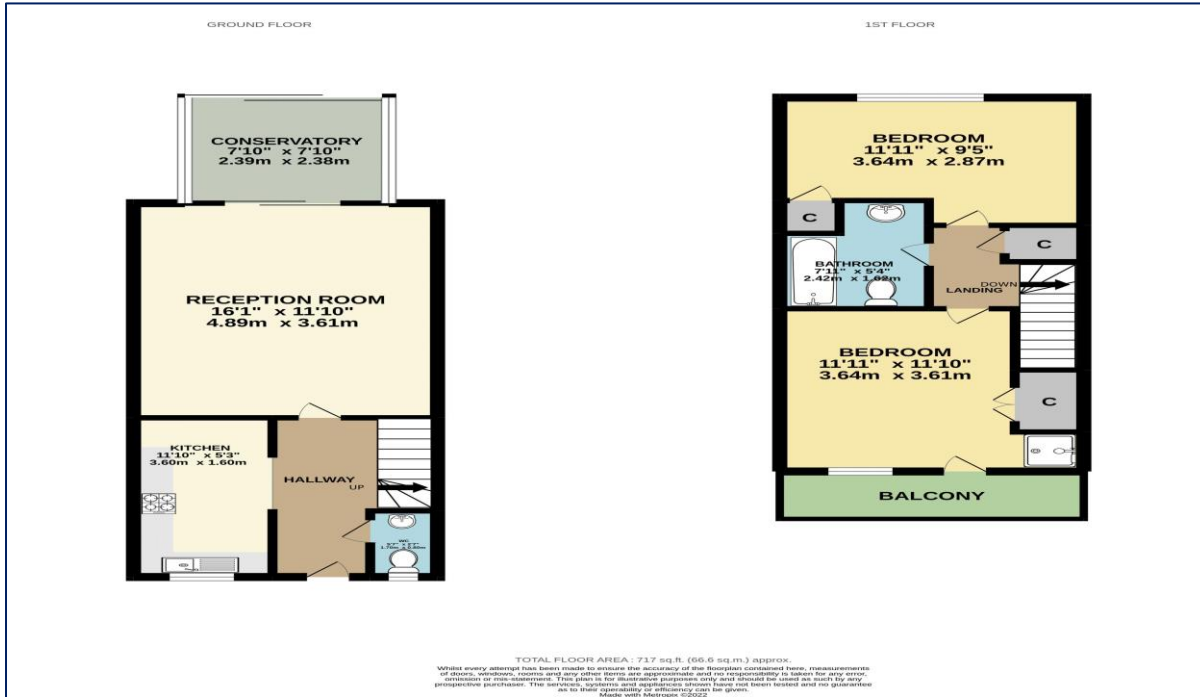
Bathroom - 7' 11" x 5' 4" (2.41m x 1.62m)

Outside

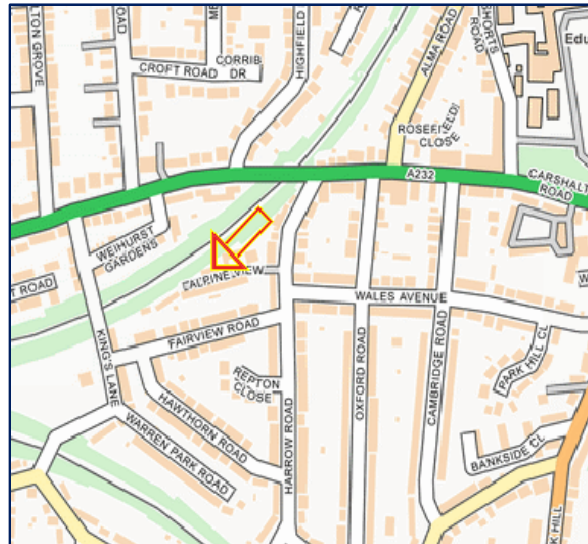
Rear Garden

Allocated parking





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



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

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