



32 Quarr Road, Carshalton, Surrey, SM5 1ER



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Guide price £425,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this well presented two bedroom end of terrace home, which offers a modern and bright interior and. The accommodation consists of a homely lounge, a modern bathroom, a contemporary kitchen, two well proportioned bedrooms, a good size garden and off street parking. The property has been lovingly maintained by the current owners and is perfect for those who are looking for something ready to move straight into.

The property is well situated for bus links serving Morden, Sutton, Croydon, Wallington and Carshalton, local shops and a range of good schools.

Accommodation
Obscure UPVC double front door to..
Entrance porch
Wood laminate flooring, obscure glazed wooden door to..

Lounge/diner
UPVC double glazed bay window to front aspect, double panel radiator, fireplace with tiled surround, fitted shelving and storage cupboards, coved ceiling and ceiling rose, dado rail.

Kitchen
Range fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine, space for fridge and freezer, tiled effect splash back, UPVC double glazed window to rear aspect, storage cupboard with shelving.

Inner hallway
Under stairs storage cupboard, double panel radiator, meter cupboard, wall mounted thermostat, UPVC double glazed window to side aspect, cupboard housing boiler, obscure UPVC double glazed door leading to garden.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and shower above with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, heated chrome towel rail, tiled flooring, part tiled walls, obscure UPVC double glazed window to side aspect.

Separate WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood laminate flooring, single panel radiator.

Stairs to 1st floor landing
UPVC double glazed window to side aspect, loft access.

Bedroom one
UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring, coved ceiling, fitted wardrobes.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes and shelving, wood laminate flooring.

Rear garden approximately 40ft
Large paved patio area leading to lawn section with mature shrubs and flower beds bordering, two garden sheds and four storage units, fence enclosed, gated side access, outside tap.

Front
Driveaway providing off street parking.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

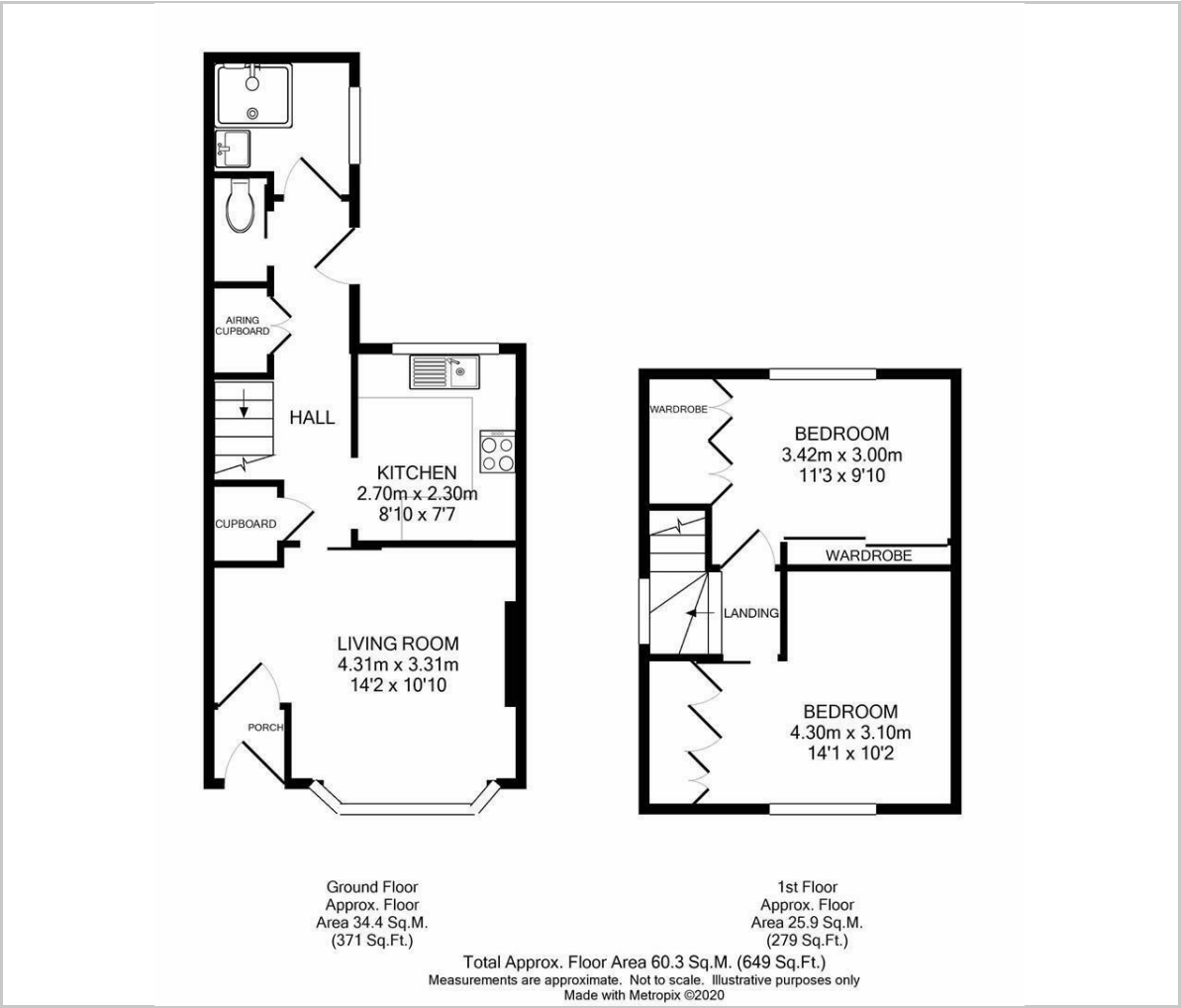








Floor Plan

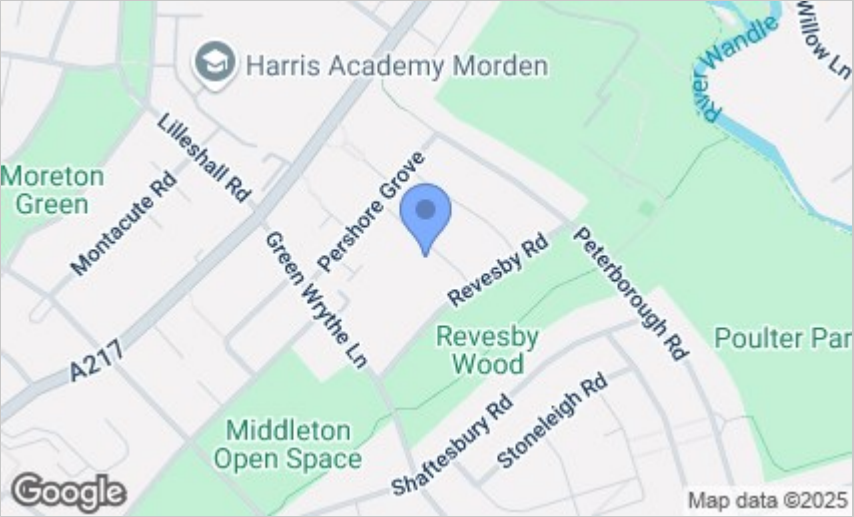


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

