



14 Sweetbriar Avenue, Carshalton, SM5 2FP



4



2



1

Guide price £595,000

Cromwells  
ESTATE AGENTS





14 Sweetbriar Avenue, Carshalton, SM5 2FP

## Overview

Cromwells Wallington are delighted to offer this versatile three/four-bedroom townhouse, this property delivers stylish living across three well-designed floors and is presented in immaculate condition throughout. Built in 2017 and still covered by warranty for another two years, it offers both modern comfort and reassuring quality. The generous layout features a bright, open-plan kitchen/reception room on the ground floor, a flexible first-floor sitting room that can also serve as a fourth bedroom, and three well-sized bedrooms on the upper floors, including a principal bedroom with its own en-suite. Sleek kitchen and bathroom fittings enhance the home, while residents' parking provides added convenience.

Sweetbriar Avenue sits within a highly sought-after modern development in Carshalton, thoughtfully designed with landscaped green spaces and riverside walkways that create a warm, community-focused atmosphere. The home is conveniently located within easy walking distance of both Hackbridge and Carshalton train station, and bus links serving Sutton, Wallington and Morden tube station offering excellent connections to London and surrounding areas. Families will value the close proximity to reputable local schools, as well as a variety of nearby parks and leisure amenities. Combining convenience, contemporary living, and superb connectivity, this property is an ideal choice for both families and professionals.

## 14 Sweetbriar Avenue, Carshalton, SM5 2FP

<p>Accommodation</p> <p>Covered entrance</p> <p>Composite front door to..</p> <p>Entrance hall</p> <p>Obscure double glazed window to front aspect, vinyl wood effect flooring, double panel radiator.</p> <p>Lounge/diner</p> <p>Modern range of fitted wall units with matching cupboards and drawers below, laminate worktops with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above and oven/grill/microwave at side, integrated dishwasher, integrated fridge/freezer, double panel radiator, vinyl wood effect flooring, large built-in storage cupboards with space and plumbing for washing machine, UPVC double glazed doors to rear aspect.</p> <p>Downstairs WC</p> <p>Modern suite consisting of low-level push button flush, wash hand basin with chrome mixer tap, vinyl wood effect flooring, heated chrome towel rail, obscure UPVC double glazed window to front aspect.</p> <p>Stairs to 1st floor</p> <p>Bedroom four</p> <p>UPVC double glazed window to rear aspect, double panel radiator, space for wardrobes.</p> <p>Lounge/bedroom three</p> <p>UPVC double glazed windows to front aspect, double panel radiator.</p> <p>Bathroom</p> <p>Modern three-piece suite comprising panel enclosed bath with chrome</p>	<p>mixer tap and shower attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled flooring.</p> <p>Stairs to 2nd floor</p> <p>Bedroom two</p> <p>UPVC double glazed window to rear aspect, double panel radiator.</p> <p>Main bedroom</p> <p>UPVC double glazed windows to front aspect, double panel radiator.</p> <p>Ensuite shower room</p> <p>Luxury suite consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled flooring, extractor fan.</p> <p>Rear garden</p> <p>Paved patio area and footpath leading to rear, mainly laid to lawn, fence enclosed, garden shed, outside water and power supply, water butt, pergola.</p> <p>To front</p> <p>Residents parking and access to four play areas.</p> <p>BUYER'S INFORMATION</p> <p>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.</p>
--	--











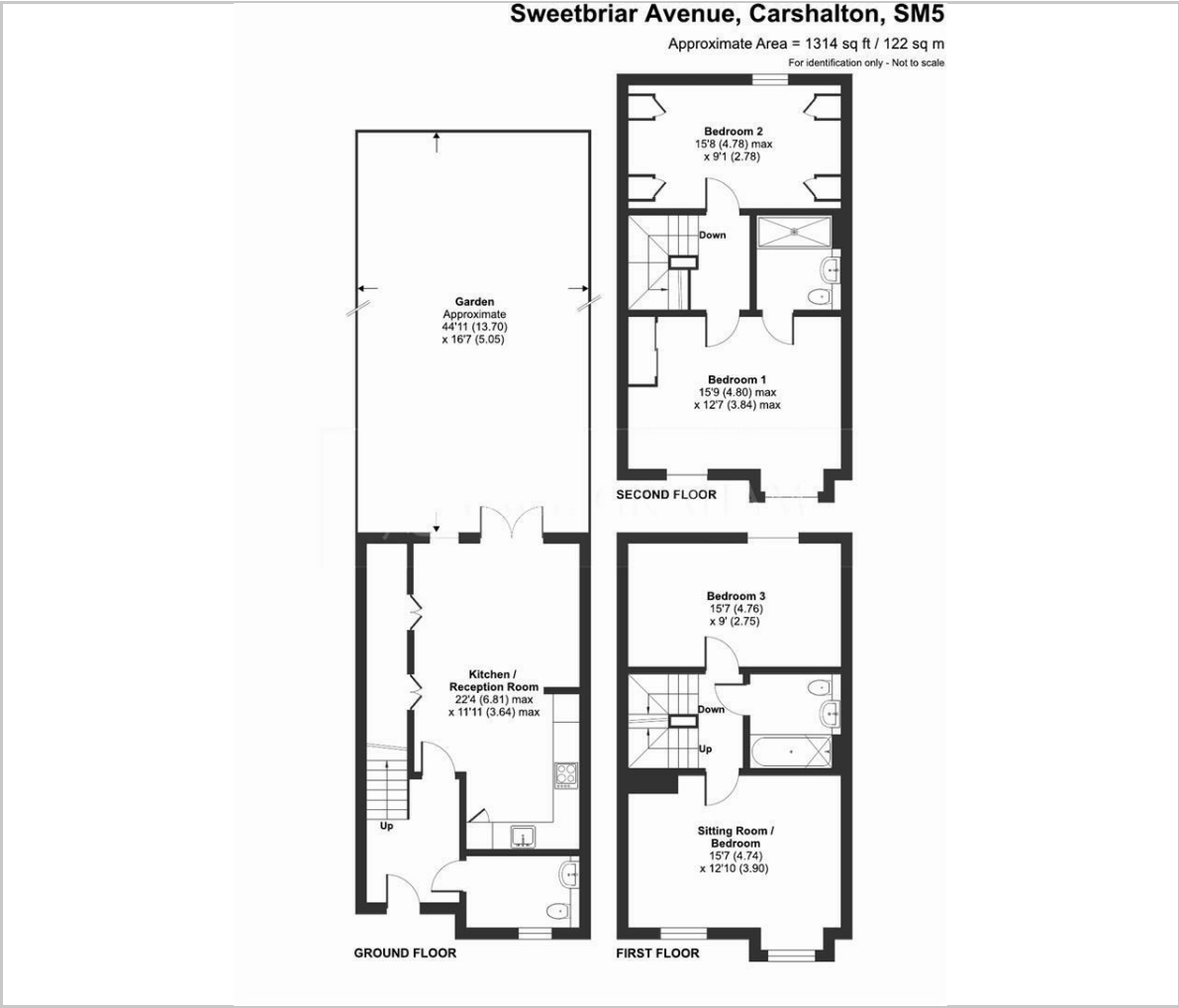








Floor Plan

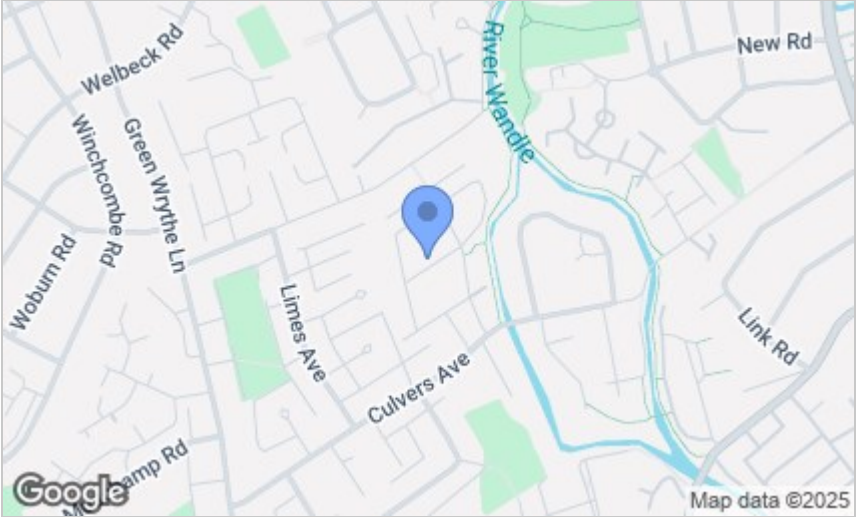


Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

