



Barrow Hedges Way, Carshalton, Surrey, SM5 3LL
Guide Price £875.000

A beautifully presented and spacious 1920's purpose built four bedroomed semi detached family home, still retaining many of it's original features and providing generous accommodation, including a super open plan kitchen/diner as well as four good size bedrooms. The property provides excellent potential for extension (STPP) and is situated in a sought after road, close to the outstanding Barrow Hedges School as well as Carshalton Beches train station and local shops



***Large 130' rear garden *Open plan kitchen
*Driveway for off road parking *Sought after
location**

Entrance Porch

Hall

Under stairs storage

Lounge - 15' 11" x 13' 8" (4.85m x 4.16m)

Fireplace, front aspect bay window

Dining Room - 16' 0" x 12' 4" (4.87m x 3.76m)

Fireplace, door opening into the garden

Kitchen/Breakfast Room - 20' 4" x 8' 0" (6.19m x 2.44m)

Beautiful, fitted kitchen, storage cupboards, back and side aspect windows, side door

Downstairs WC

Garage - 17' 9" x 7' 11" (5.41m x 2.41m)

Door at rear



First Floor Landing

Leading to:

Master bedroom

Front aspect bay window, built-in wardrobe, en-suite shower

Bedroom 2 - 16' 0" x 12' 6" (4.87m x 3.81m)

Rear aspect window, overlooking the garden

Bedroom 3 - 10' 11" x 8' 2" (3.32m x 2.49m)

Rear aspect window, overlooking the garden

Bedroom 4 - 9' 11" x 6' 8" (3.02m x 2.03m)

Front aspect window

Storage cupboard

Bathroom

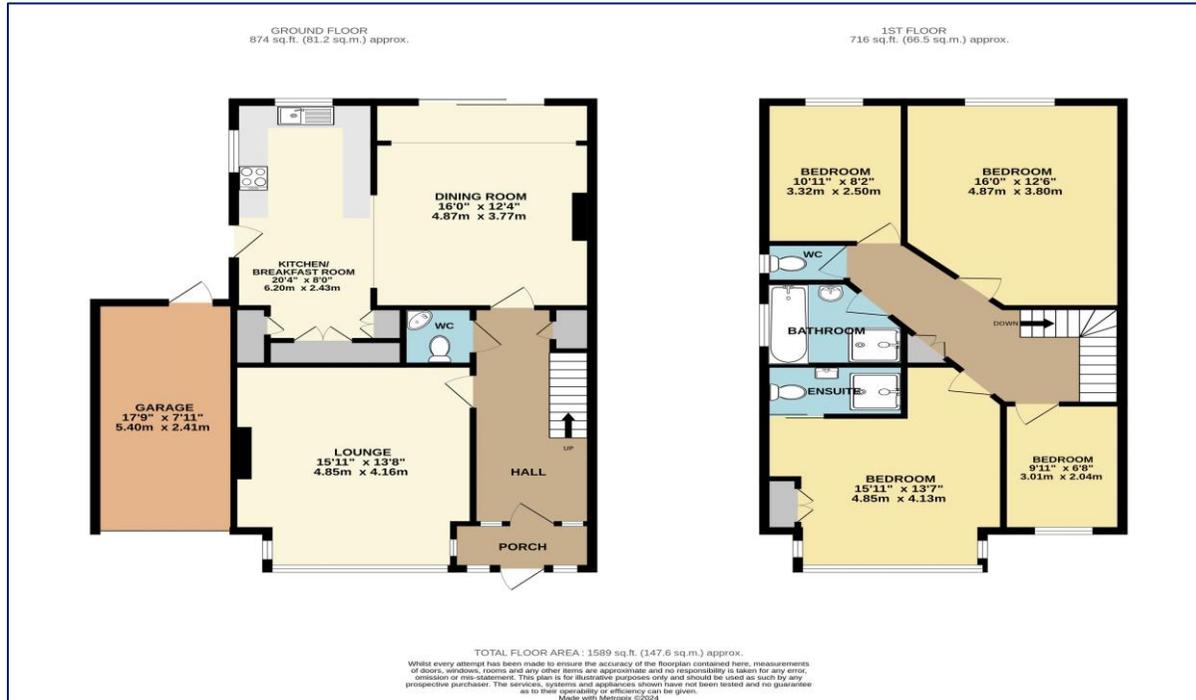
Side aspect window

Separate WC

Outside

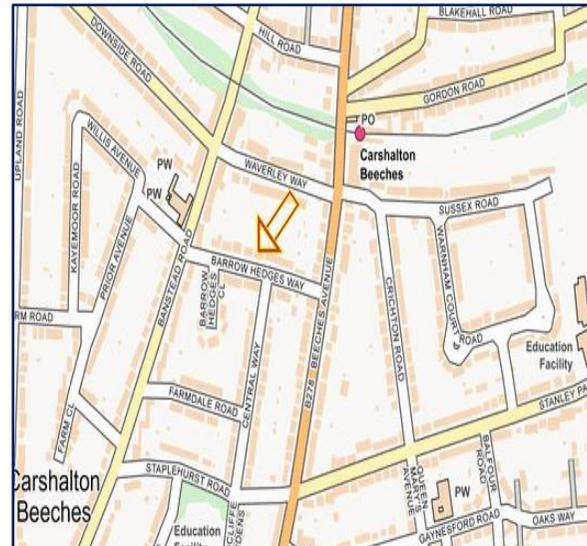
Large approximately 130' rear garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
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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