Cromwells



8 Oxford Road, Carshalton

Carshalton

Guide Price £575,000

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Carshalton

This well proportioned three bedroom semi detached family home already offers a practical layout, with three bedrooms and 2 reception rooms with the added opportunity for an extra Master Bedroom & en-suite by way of a loft conversion, (drawings already done & available). A garage, a utility room and a ground floor WC, the property provides a versatile home with scope for a buyer to consider future improvements and adapt the accommodation to suit their needs. A ground floor wrap around rear and side extension could also easily be explored (STPP). The semi detached design adds to the appeal for those seeking a property with potential to develop & extend over time, while the existing accommodation provides a foundation from which to plan. A feature of the property is the garage, which offers useful additional space alongside the main accommodation. The adjoining utility room provides a dedicated area for household tasks, helping to keep everyday essentials separate from the principal rooms. A ground floor WC adds further convenience for residents and visitors, complementing the practical arrangement of the home. Located in an extremely popular Carshalton Beeches residential road, the property is central to both Carshalton Mainline & Carshalton Beeches train stations, offering excellent services into London, local shops & amenities, reputable schools and desirable open spaces along with convenient bus routes are all also close at hand.

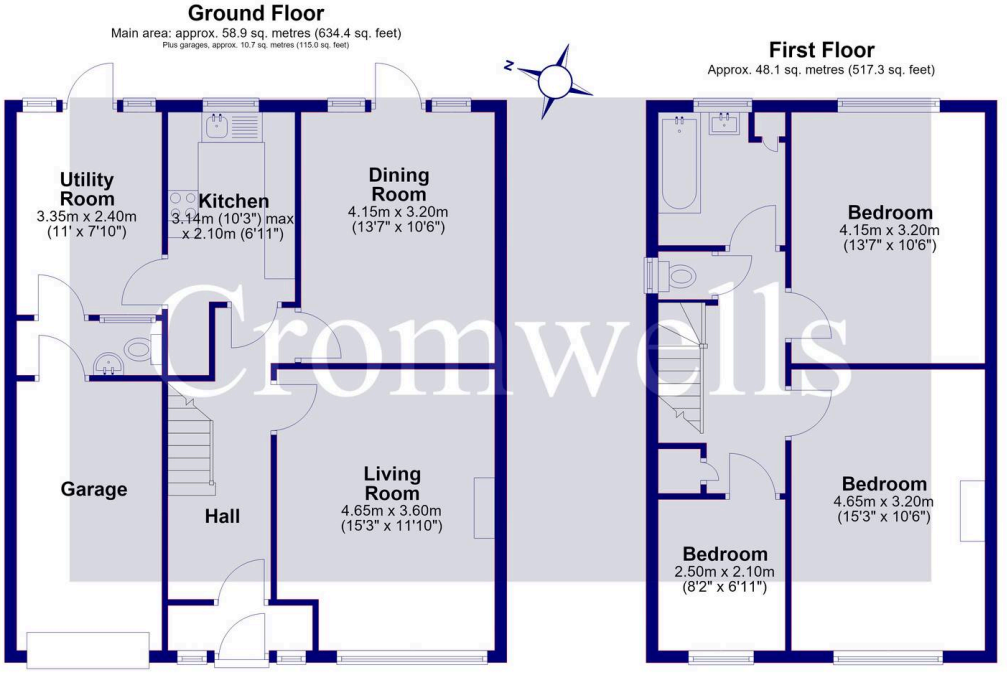
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- **Excellent Extension Potential**
- **Well proportioned 3 Bedroom Semi Detached**
- **Lovely Large Rear Garden**
- **Driveway for off street parking to front**
- **Garage to side with Utility Room & Ground Floor WC**



Main area: Approx. 107.0 sq. metres (1151.7 sq. feet)
Plus garages, approx. 10.7 sq. metres (115.0 sq. feet)

Enclosed Entrance Porch
Internal door leading to:

Entrance Hall
Doors leading to:

Living Room
15' 3" x 11' 10" (4.65m x 3.61m)
Front aspect, fireplace

Dining Room
13' 7" x 10' 6" (4.14m x 3.20m)
Rear aspect, door out to garden

Kitchen
10' 3" x 6' 11" (3.12m x 2.11m)
Rear aspect, door leading to utility room & ground floor WC

Utility Room
11' 0" x 7' 10" (3.35m x 2.39m)
Rear aspect with door out to garden. Door to ground floor WC and further door to rear of garage

Ground Floor WC
Leading from utility room

Stairs to first floor landing
Large storage cupboard. Doors leading to:







Bedroom 1
15' 3" x 10' 6" (4.65m x 3.20m)
Front aspect

Bedroom 2
13' 7" x 10' 6" (4.14m x 3.20m)
Rear aspect

Bedroom 3
8' 2" x 6' 11" (2.49m x 2.11m)
Front aspect

Family Bathroom
Rear aspect, fitted cupboard

Outside

Large rear garden

Attached Garage To Side

Driveway front for off street parking









Cromwells Estate Agents

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