



**CRANFIELD ROAD WEST,** CARSHALTON, SURREY, SM5

**£450,000**

FREEHOLD

**Winkworth**





## CRANFIELD ROAD WEST

CARSHALTON, SURREY, SM5

**THIS DELIGHTFUL TWO BEDROOM  
TERRACED HOUSE IS WELL PRESENTED  
THROUGHOUT, WITH AN ATTRACTIVE  
WELL KEPT GARDEN.**

This lovely two bedroom house has been well maintained by the current owner, and is set in a quiet tree-lined road, within easy reach of both Carshalton Beeches and Wallington Train Stations, the property is also close to a number of local bus routes, shops and amenities. The area is renowned for excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools.

More comprehensive shopping options can be found in Wallington Town Centre. Wallington offers a variety of High Street stores, nearby Sainsbury's, coffee shops, library, restaurants and Banks, as well as a weekend farmers market for fresh local produce. Transport links are excellent, given the property is within London's Freedom Pass zone.



## CRANFIELD ROAD WEST CARSHALTON, SURREY, SM5

Neutrally decorated throughout, this attractive and spacious two bedroom cottage style house has been extended to the ground floor creating a good size kitchen. The modern kitchen has a selection of integrated appliances, and ample unit and worktop space, as well as room for a table and chairs.

The bright through lounge/dining room has been opened up into one large space, with a feature fireplace and french doors to the rear which open into the garden.

Upstairs, there are two double bedrooms, with a built-in wardrobe in bedroom two, and a family bathroom.

Outside is a low maintenance partially enclosed front garden with a canopied entrance, and to the rear is a private garden with paved patio and lawn.

This lovely house and its convenient location make it an ideal home.



## BANSTEAD OFFICE

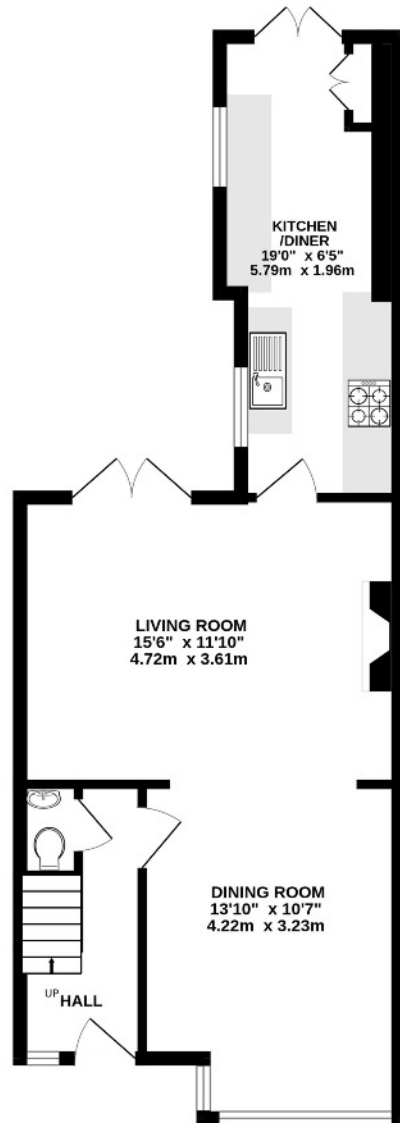
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### AT A GLANCE...

- Hallway
- Living Room - 15'6" x 11'10" (4.72m x 3.61m)
- Dining Room - 13'10" x 10'7" (4.22m x 3.23m)
- Kitchen/Breakfast Room - 19'0" x 6'5" (5.79m x 1.96m)
- WC
- Bedroom 1 - 15'8" x 11'5" (4.77m x 3.48m)
- Bedroom 2 - 11'11" x 9'2" (3.63m x 2.79m)
- Bathroom - 8'11" x 6'6" (2.72m x 1.98m)
- Garden - 60 Feet (18.28m)
- Council Tax Band - D

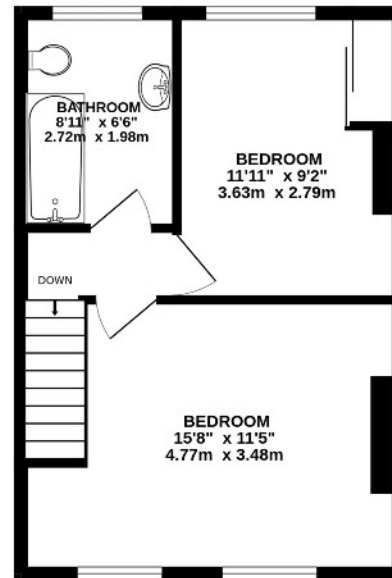






GROUND FLOOR

**Cranfield Road West,  
Carshalton**  
INTERNAL FLOOR AREA  
(APPROX.) 870 sq ft/ 80.8 sq m  
Garden extends to 60 ft/ 18.28 sq m.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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