



80 Peterborough Road, Carshalton, Surrey, SM5 1EQ

£1,950 Per month



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Cromwells
ESTATE AGENTS



80 Peterborough Road, Carshalton, SM5 1EQ

Available unfurnished is this good sized three bedroom family house with a westerly facing rear garden and a driveway to the front. The kitchen breakfast room includes a breakfast bar and the bathroom is larger than average with a modern white suite and separate WC. Other benefits include gas central heating and some double glazing, three good size bedrooms, and a park with childrens playground closeby.

Located in a popular residential area with bus routes very closeby with quick routes to Morden Underground Station as well as Sutton and Mitcham. Viewing recommended.

EPC RATING D. SUTTON BOROUGH COUNCIL TAX BAND C.

Accommodation

Lounge 16' 0" x 11' 0" (4.88m x 3.35m)

Kitchen 9' 4" x 9' 3" (2.84m x 2.82m)

Bedroom 1 12' 6" x 9' 10" (3.81m x 3m)

Bedroom 2 10' 9" x 8' 5" (3.28m x 2.57m)

Bedroom 3 7' 10" x 7' 3" (2.39m x 2.21m)









Floor Plan

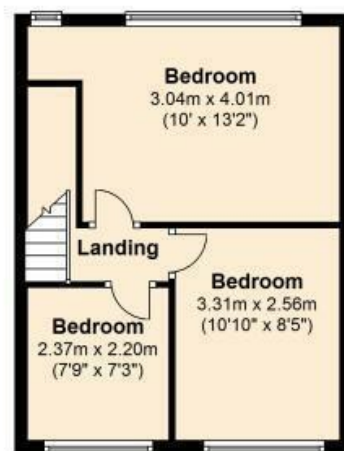
Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Additional Information

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.