



31 Eindhoven Close, Carshalton, SM5 2FD



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Offers over £475,000

Cromwells
ESTATE AGENTS



31 Eindhoven Close, Carshalton, SM5 2FD

Cromwells Wallington are pleased to offer this three bedroom end of terrace home presented in good order throughout, situated in a desirable no through road in a modern development in Carshalton. The property offers an open plan living dining room, a well equipped kitchen with ample storage, an extended conservatory, three well proportioned bedrooms and a modern bathroom. The property has off street parking for three cars and a good sized garden with side access. There is potential to extend to the side of the property, subject to relevant planning being granted.

Eindhoven Close is excellently located for good schools, amenities and transport links, with Hackbridge train station only a short walk away providing fast links into Central London, Mitcham Junction station with tram links to Wimbledon & Croydon, plus bus routes going to Tooting, Sutton, Purley & Morden. The property is close to the scenic Wandle trail and local shops are only a short walk away.

Accommodation
Front door into

Entrance Hall
Radiator, fitted carpet

Open plan Living Dining Room
Radiators, wood laminate flooring, UPVC double glazed window to front aspect, large under stairs storage cupboard, sliding doors leading out to conservatory.

Kitchen
Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome taps, integrated oven and gas hob with extractor fan above, space and plumbing for washing machine, space for tall fridge freezer, tiled splashback, wall mounted 'Potterton' boiler, extractor fan, tiled flooring, UPVC double glazed window to rear aspect

Conservatory
Wood laminate flooring, wall mounted radiator, double glazed windows and French doors leading out to garden.

Stairs to 1st floor hallway
Loft access, airing cupboard, fitted carpet

Bedroom One
Built in cupboard, radiator, fitted carpet, double glazed window to front aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

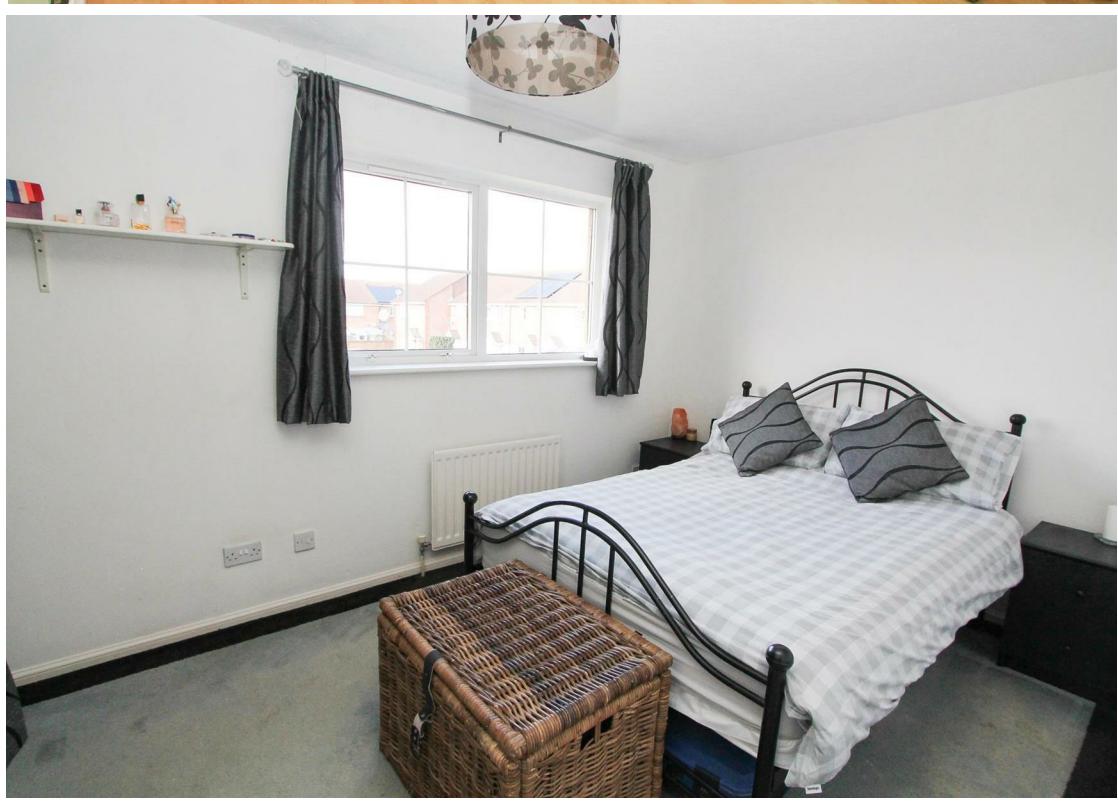
Bedroom Three
Radiator, fitted carpet, double glazed window to rear aspect

Bathroom
Modern suite comprising of panel enclosed bath with shower screen and chrome taps, thermostatic shower with rain showerhead and hand shower attachment, pedestal wash handbasin with chrome taps, WC, extractor fan, feature panelled walls, radiator, feature tiled flooring.

Outside
Front garden with lawn section to the side, three parking spaces.

Rear Garden
Patio and lawn area, fence enclosed, gate for side access.

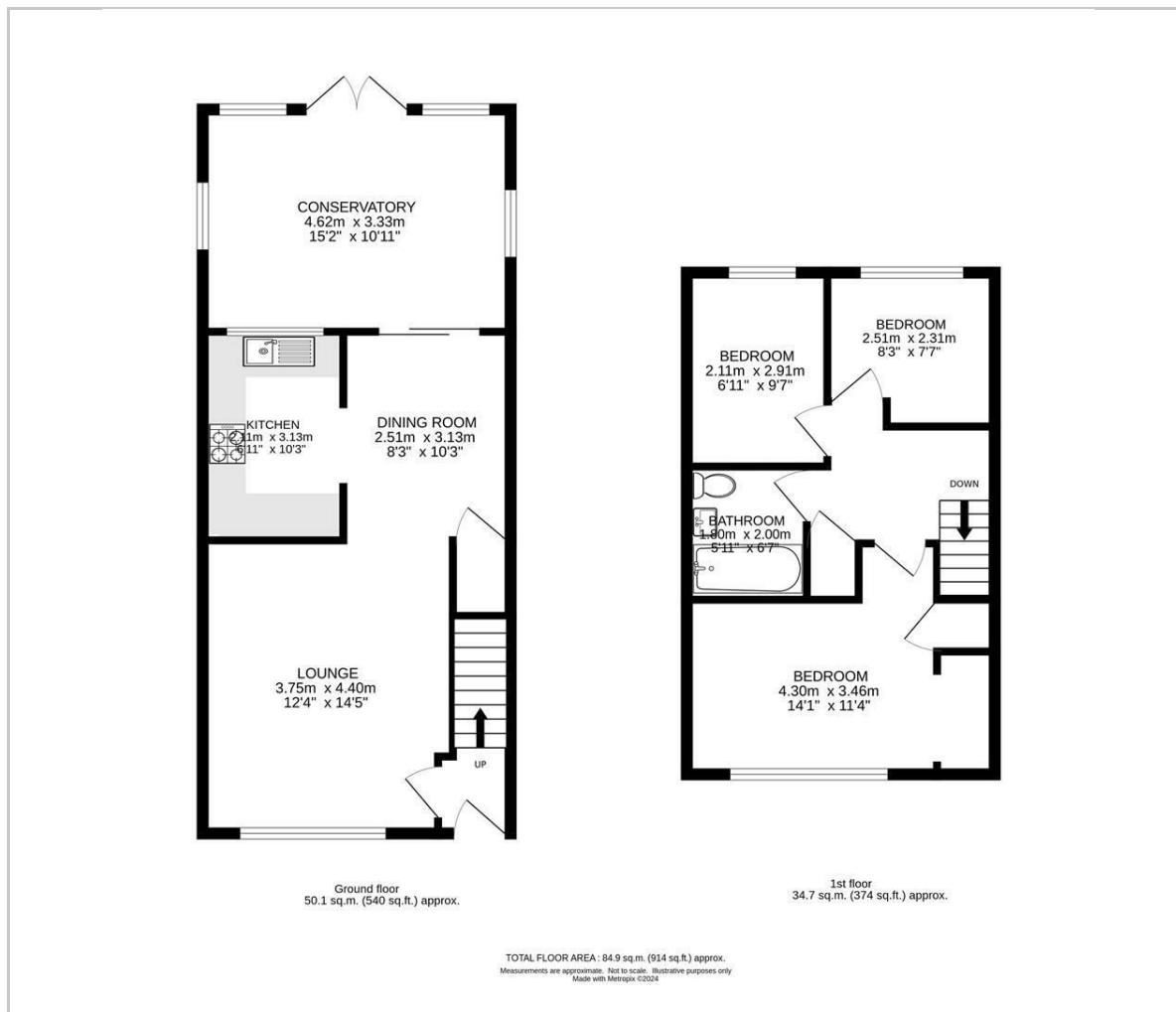








Floor Plan

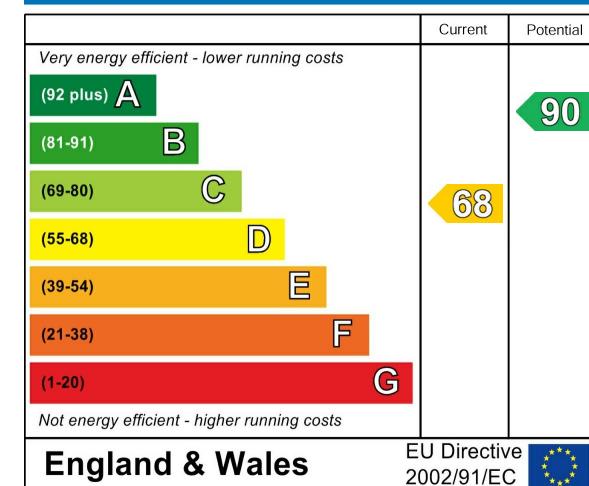


Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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.

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