



Banstead Road | Carshalton | Surrey  
**Guide Price £775,000**





Banstead Road, Carshalton, Surrey

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**Freehold**

Set on a raised plot on a tree lined road, this four bedroom detached house is ideally located just a short walk from the heart of Carshalton Beeches with its variety of independent local shops and restaurants and close to Carshalton Beeches station providing direct links to central London. The property offers spacious family accommodation which includes an open plan living and dining room with patio doors opening onto the garden, a further reception room with fitted storage and shelving, kitchen/breakfast room with integrated appliances and a downstairs shower room. Upstairs the property has been sympathetically extended to provide four double bedrooms, two of which have been built with feature vaulted ceilings, a stylish ensuite shower room to the master bedroom together with a modern family bathroom. Outside there is a private rear garden extending to around 110 feet with paved sun areas and mature flower and shrub borders, and the paved front garden provides off street parking for several cars as well as access to the garage. Situated near to a number of highly regarded primary and secondary schools, we highly recommend an early viewing.



### **Entrance Hall**

Part glazed front door. Wood laminate flooring. Cloak cupboard.

### **Front Reception Room**

4.60mx3.71m(15'1" x 12'2")

Double glazed bay window to the front aspect. Ceiling coving and dado rail. Fitted shelving and storage. Feature fireplace.

### **Living Room/Dining Room**

3.63mx3.53m(11'11" x 11'7")-L Shape6.58mx5.31m(21'7" x 17'5")

Open plan living and dining area with double glazed doors and windows overlooking the garden. Gas fire with feature surround. Wood laminate flooring.

### **Kitchen**

5.16mx3.40m(16'11" x 11'2")

Full width double glazed window to the rear aspect. Part glazed door to the side aspect. A range of wall and base units with tiled splash backs, wooden worktops and breakfast bar and stainless steel sink and drainer. Integrated five ring gas hob with extractor hood,

integrated oven, grill, fridge freezer, dishwasher. Space for washing machine. Under stairs storage cupboard.

### **Shower Room**

Double glazed window to the side aspect. Fully tiled shower, low level WC, hand basin and heated towel rail.

### **First Floor Landing**

Double glazed window to the side aspect. Access to loft storage. Picture rail. Cupboard housing water tank and wall mounted Worcester boiler.

### **Bedroom One**

3.66mx2.97m(12'0" x 9'9")

Double glazed window to the front aspect.

### **Ensuite Shower Room**

Double glazed window to the side aspect. Part tiled with double shower, low level WC and hand basin set within vanity unit.

### **Bedroom Two**

3.63mx3.53m(11'11" x 11'7")

Double glazed window to the side aspect.





### **Bathroom**

Obscure double glazed window to the side aspect. Part tiled with enclosed bath, low level WC, hand basin set within vanity unit and heated towel rail.

### **Bedroom Three**

3.43mx2.77m(11'3" x 9'1")

Double glazed window to the rear aspect. Vaulted ceiling.



### **Bedroom Four**

3.43mx2.69m(11'3" x 8'10")

Double glazed window to the rear aspect. Vaulted ceiling.





## Outside

### To The Front

Paved front garden providing off street parking and access to the garage. Raised flower beds.

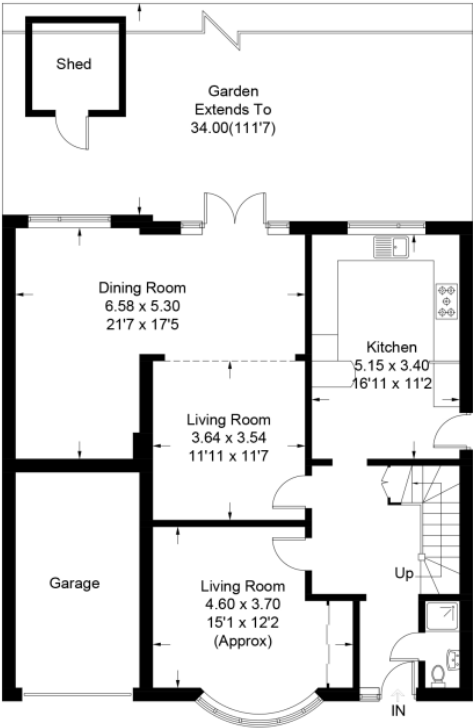
### To The Rear

Private rear garden which is mainly laid to lawn with flower and shrub borders, paved patio area and garden shed.

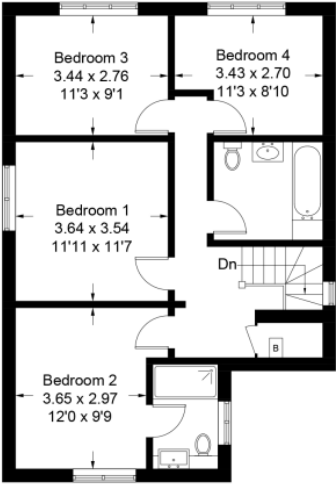


148 Banstead Road

Approximate Gross Internal Area = 157.9 sq m / 1700 sq ft  
(Excluding Garage / Shed)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID416634)

# Goodfellows Branch Network



**Local Authority**  
London Borough of Sutton

## Agents Notes

### Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

### All Measurements

All Measurements are Approximate

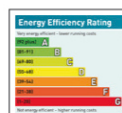
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