



A three bedroom Semi Detached house in need of improvement. Positioned off Banstead Road in sought after Carshalton Beeches, close to train station, shops and schools. NO CHAIN. Scope to extend (STPP).



***Driveway & garage *Good size rear garden**
***Sought after location *NO CHAIN**

Enclosed Entrance Porch
Front door to entrance hall

Entrance Hall
Doors leading to:

Reception Room - 29' 2" x 11' 9"
(8.88m x 3.58m)
Double aspect, sliding doors to garden

Kitchen - 10' 2" x 6' 11" (3.10m x 2.11m)
Rear aspect, door to garden

Stairs to first floor landing



Bedroom 1 - 12' 6" x 10' 6" (3.81m x 3.20m)

Front aspect, bay window

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

Rear aspect

Bedroom 3 - 8' 2" x 7' 1" (2.49m x 2.16m)

Front aspect

Bathroom - 7' 3" x 7' 1" (2.21m x 2.16m)

Rear aspect

Separate WC

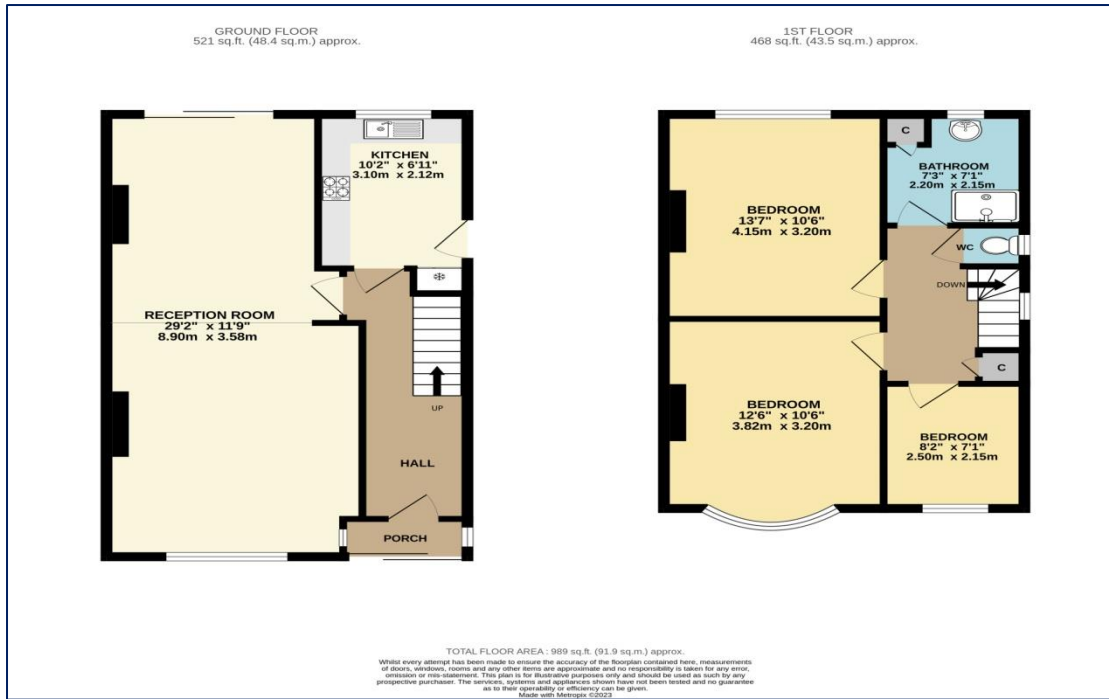
Side aspect

Large rear garden

Attached garage

Driveway to front





Council Tax - E Local Authority: London Borough of Sutton Tenure - Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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