



**Welbeck Road, Carshalton, Surrey, SM5 1LW**  
**Offers in Excess of £450,000**

**Rarely available, a beautifully presented and extended 3 bedroom & 2 bathroom End of Terrace family home with potential to further extend with a double storey side extension (STPP) being ideally positioned on a large corner plot. The property is maintained to a high standard and is located on the popular St Helier estate. The house provides fantastic transport links to both Morden tube station and Mitcham Junction tram and train stations (travelcard Zone 4)**



- \*Potential for two storey side extension (STPP)**
  - \*Large plot with detached outbuilding (Currently used as Gym)**
  - \*Off Road parking for 2+ vehicles \*En-Suite shower room + Family bathroom**
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### **Entrance Porch**

Double aspect, leading to:

### **Reception Room - 15' 11" x 11' 1" (4.85m x 3.38m)**

Front aspect,, door leading to:

### **Inner hallway**

Doors leading to:

### **Kitchen - 9' 5" x 9' 5" (2.87m x 2.87m)**

Rear aspect, doors leading to:

### **Dining Room - 9' 4" x 8' 9" (2.84m x 2.66m)**

Rear aspect, doors leading to garden

### **Bathroom - 8' 10" x 6' 8" (2.69m x 2.03m)**

Rear aspect

### **Stairs to first floor landing**

Storage cupboard



**Bedroom 1 - 10' 8" x 10' 0" (3.25m x 3.05m)**

Rear aspect, door leading to en-suite shower room

**En-suite shower room**

Rear aspect

**Bedroom 2 - 10' 9" x 8' 4" (3.27m x 2.54m)**

Front aspect

**Bedroom 3 - 7' 9" x 7' 3" (2.36m x 2.21m)**

Front aspect

**Outside**

**Large Rear Garden**

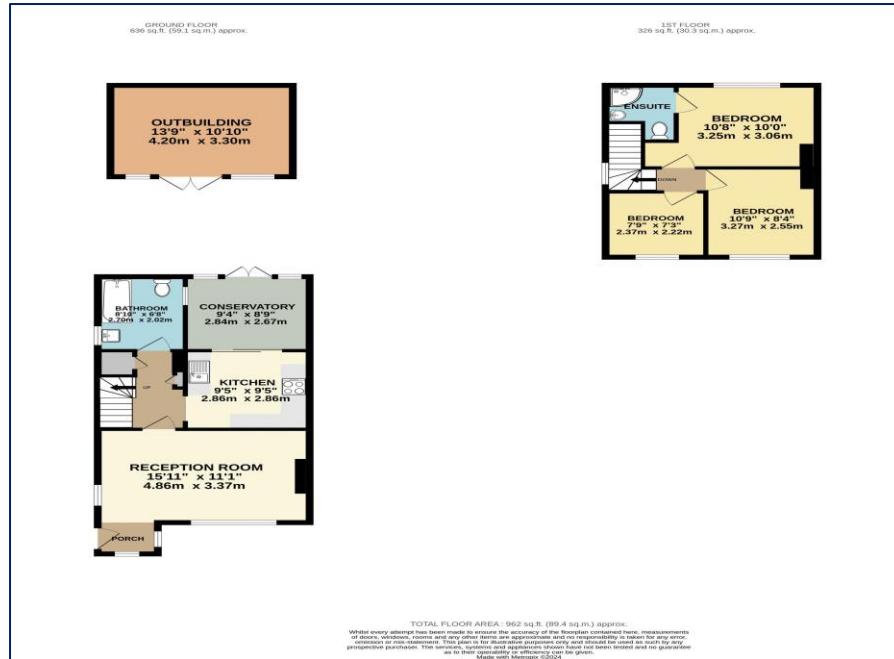
Detached outbuilding (Summer house/Cabin/office)  
currently used as Gym.

**Detached outbuilding - 13' 9" x 10' 10" (4.19m x 3.30m)**

**(Summer house/Cabin/office)**  
currently used as Gym.

**Off Road Parking to Front for 2+ Vehicles**





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



**95 Banstead Road  
Carshalton  
Surrey  
SM5 3NP**



**020 8642 5468**

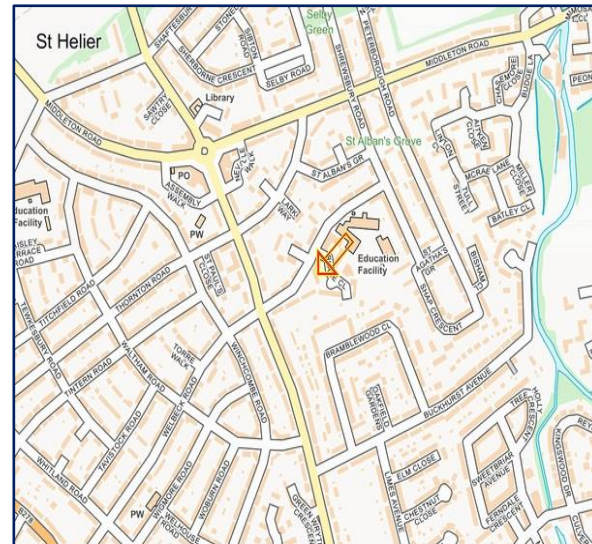


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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