



Cromwells

108 Banstead Road, Carshalton Beeches, Surrey, SM5 3NH
Guide Price £750,000

A beautifully presented 3 Bedroom Semi Detached family home with NO CHAIN, situated in a much sought after and desirable residential road in Carshalton Beeches. Ideally located for families with excellent primary and secondary schools nearby. Also benefits from easy access to Sutton, Carshalton, and Carshalton Beeches mainline stations with excellent services into London, as well as convenient bus routes. and local shops



***NO CHAIN *14' x 14' Lounge & 3 Good Size Bedrooms**

***Off Street Parking & Large Rear Garden**

***Ground Floor WC**

Entrance Hall -

Bright and welcoming hallway featuring wooden flooring, ceiling spotlights, window and radiator, door to downstairs cloakroom, stairs to 1st floor, door leading to:

Living Room - 14' 0" x 14' 2" (4.26m x 4.31m)

Large living room featuring stunning fireplace, wooden flooring, large double glazed bay window, radiator. This room leads on to an open plan kitchen/dining area.

Kitchen/Dining Room - 12' 0" x 21' 2" (3.65m x 6.45m)

Large spacious open plan kitchen and dining area

Kitchen Area - Tiled flooring, worktops with cupboards and drawers below, integrated sink and drainer with mixer tap and a double glazed window above looking out into the garden, large oven and hob with extractor fan above, breakfast bar with radiator below, door leading through to the utility room.

Dining Area - Wooden flooring, vertical radiator, worktops with cupboards below, ceiling spotlights, doors leading out on to the garden.

Utility room - 18' 4" x 6' 11" (5.58m x 2.11m)

Multi functional utility and storage space, with shelving, worktops and cupboards, electrics and plumbing for washing machine.

Workshop - 6' 11" x 6' 11" (2.11m x 2.11m)

Downstairs cloakroom -

White Low level w/c and wash hand basin, tiled flooring and walls, small window.

Stairs to 1st Floor -

Carpeted, spotlights, window to side aspect.

Bedroom 1 - 12' 9" x 12' 6" (3.88m x 3.81m)

Double glazed bay window to front aspect, large fitted wardrobes, carpet, radiator and ceiling spotlights.

Bedroom 2 - 13' 3" x 12' 6" (4.04m x 3.81m)

Carpet, radiator, window to rear aspect, fitted wardrobe.

Bedroom 3 - 9' 10" x 8' 9" (2.99m x 2.66m)

Carpet, radiator, ceiling spotlights, window to front aspect.

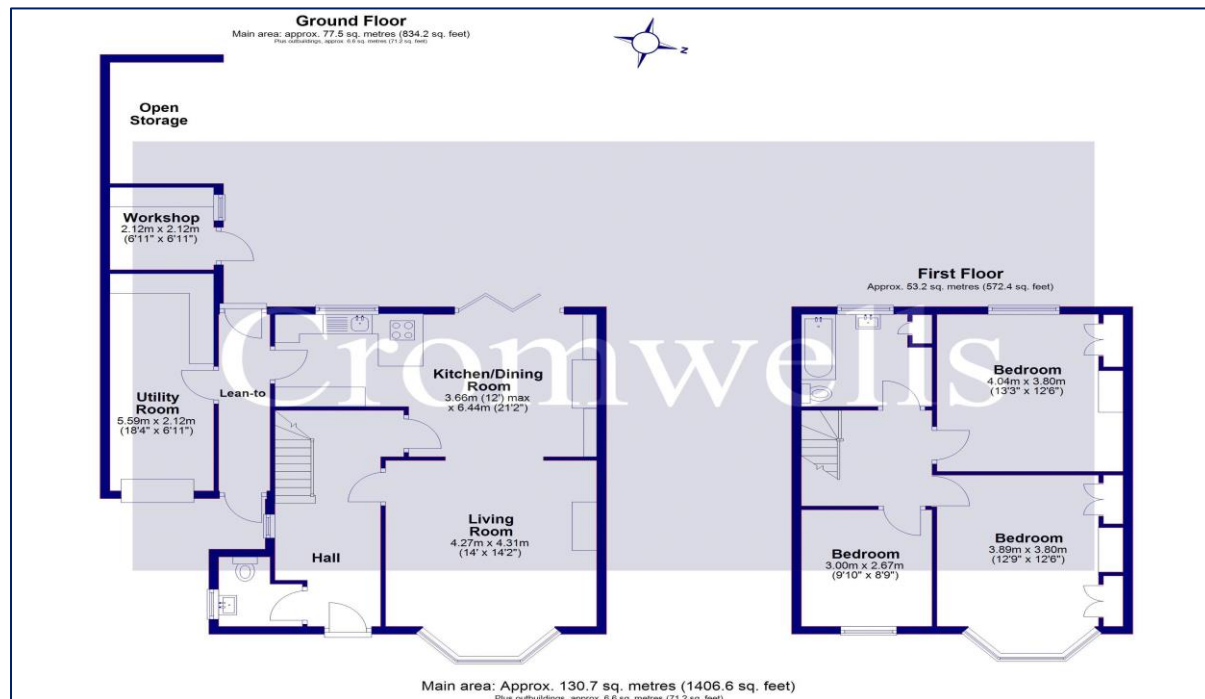
Family Bathroom -

Large family bathroom with 3 piece suite consisting of low level w/c, wash hand basin with storage below and bath with shower head and mixer tap. Also featuring a free standing waterfall shower with mixer tap, window to rear aspect, and wall mounted mirrored storage.

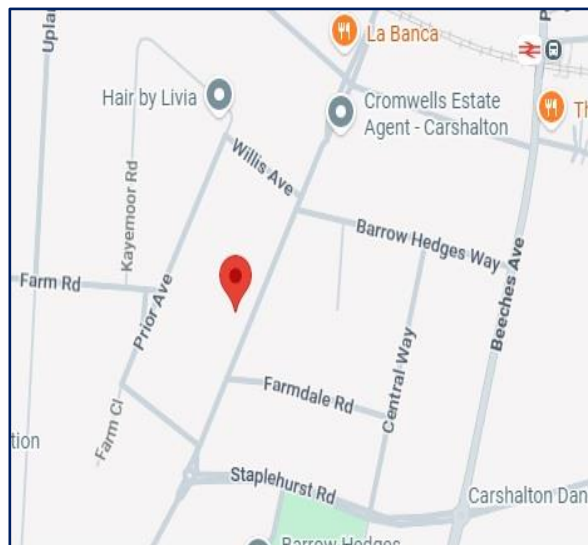
Garden -

Patio with steps leading to lawn area, sheltered open storage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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



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