



**1 Fullerton Road, Carshalton Beeches, Surrey, SM5 4JU**  
**Guide Price £775,000**

**An immaculately presented and extended four bedroom detached property with garage, occupying a large and wide corner plot with excellent potential for further significant extension (STPP), the property is situated in a highly sought after location very close to Barrow Hedges School.**



- \*Four Good Size Bedrooms**
- \*Two Spacious Reception Rooms**
- \*Large Family Bathroom \*Large Plot**

**Double Glazed Door to:**

**Entrance Porch**

Quarry tiled flooring, solid wood front door to:

**Spacious Entrance Hall**

Quarry tiled flooring, radiator, double glazed window, under stairs storage cupboard, door to:

**Downstairs Cloakroom**

Low level WC, wash hand basin, radiator, double glazed window.

**Lounge - 16' 9" x 12' 11" (5.10m x 3.93m)**

Double glazed windows with fitted shutters, parquet flooring, radiator.

**Dining Room - 15' 0" x 12' 11" (4.57m x 3.93m)**

Dual aspect double glazed windows and French doors to rear garden, parquet flooring, radiator.

**Kitchen - 12' 2" x 9' 5" (3.71m x 2.87m)**

Sink unit with cupboards and drawers below, work surface with cupboards and drawers below, matching eye level cupboards, built in oven, hob extractor hood above, double glazed windows, double glazed door to side.

**Stairs to First Floor Landing**

Double glazed windows, access to loft space, radiator.

**Bedroom One - 17' 1" x 13' 0" (5.20m x 3.96m)**

Double glazed windows with fitted shutters, radiator.

**Bedroom Two - 13' 2" x 12' 11" (4.01m x 3.93m)**

Dual aspect double glazed windows, radiator.

**Bedroom Three - 12' 8" x 8' 9" (3.86m x 2.66m)**

Double glazed windows with fitted shutters, built in wardrobe cupboards, radiator.

**Bedroom Four - 13' 10" plus wardrobe depth x 13' 3" (4.21m x 4.04m)**

Double glazed windows with fitted shutters, built in wardrobe cupboards, radiator.

**Large Family Bathroom**

Tiled enclosed bath, fully tiled shower cubicle with wall mounted shower unit, wash hand basin, low level WC, double glazed windows, towel radiator.

**Outside**

Large rear garden extending to approx. 70ft x 50ft with large paved patio area, raised lawn with flower borders and beds, mature trees and shrubs, gravelled play area, summerhouse, garden shed.

**Large Attached Garage - 17' 2" x 15' 4" (5.23m x 4.67m)**

With remote controlled door, wall mounted boiler and Megaflow system.

**Large Driveway for Off Road Parking**





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



**95 Banstead Road**  
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**SM5 3NP**



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Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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