



120 Banstead Road, Carshalton, Surrey, SM5 3NH



Guide price £925,000

WH WATSON HOMES
Estate Agents

120 Banstead Road

Carshalton, SM5 3NH

Situated on the desirable Banstead Road in Carshalton Beeches, this stunning detached family home boasts three reception rooms and four bedrooms, providing ample space for comfortable living. With two bathrooms, mornings will be a breeze in this charming property.

As you step inside, you'll be greeted by a sense of warmth and elegance, perfect for creating lasting memories with your loved ones. The property offers parking for two vehicles, ensuring convenience for you and your guests.

Situated in a highly sought-after residential road in the Carshalton/South Sutton suburbs, this home is surrounded by excellent primary and secondary schools, making it an ideal choice for families. For commuters, the proximity to Sutton, Carshalton, and Carshalton Beeches mainline stations offers easy access to London, while the nearby bus stops provide additional convenience for travel.

Don't miss the opportunity to make this splendid detached house your new home. Contact Watson Homes today to arrange a viewing and step into a lifestyle of comfort and convenience in this wonderful property.

Accommodation

Sheltered entrance

Part glazed wooden front door to..

Spacious entrance hall

Obscure UPVC double glazed window to side aspect, double panel radiator, wall mounted thermostat.
Downstairs Cloakroom

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, feature cast iron fireplace, coved ceiling.

Family room

Modern radiator, wood flooring, coved ceiling, open fireplace, open plan to...

Open plan Kitchen/diner

Range of fitted wooden wall units with matching cupboards and drawers below, wooden worktops with breakfast bar and inlaid stainless steel sink with chrome mixer tap, space for dual fuel range cooker with extractor fan above, space for American style fridge/freezer, integrated dishwasher, integrated washing machine and tumble dryer, wood flooring, tiled splashback, double panelled and modern radiators, coved ceiling, UPVC double glazed windows and door to side and rear aspects and bi fold doors to rear patio area, wall lights, wall mounted "Worcester" boiler.





Study

UPVC double glazed window to rear aspect, double panel radiator, wood flooring, access to garage.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, two large storage cupboards, loft access with pulldown ladder, airing cupboard.

Bedroom one

UPVC double glazed bay window to front aspect, two double panel radiators, coved ceiling, wall mounted heater.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, loft access, built-in wardrobes.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and sliding screen, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, shaver point, tiled walls, tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed window to rear aspect.

Bedroom three

UPVC double glazed window to side aspect, single panel radiator, built-in shelving with storage cupboard above.

Bedroom four

UPVC double glazed window to front aspect, single panel radiator.



Bathroom

Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and side screen, wash hand basin with chrome mixer tap and storage cupboard below, low level pushbutton flush WC, shaver point, tiled flooring with underfloor heating, single panel radiator, two obscure UPVC double glazed windows to side aspect.

Rear garden – approximately 115ft

Large paved patio area with footpath leading to rear decorative water feature, mainly laid to lawn with an abundance of plants and shrubs bordering, vine covered pergola, large garden shed, fence enclosed, outside tap, nature pond and further seating area at rear.

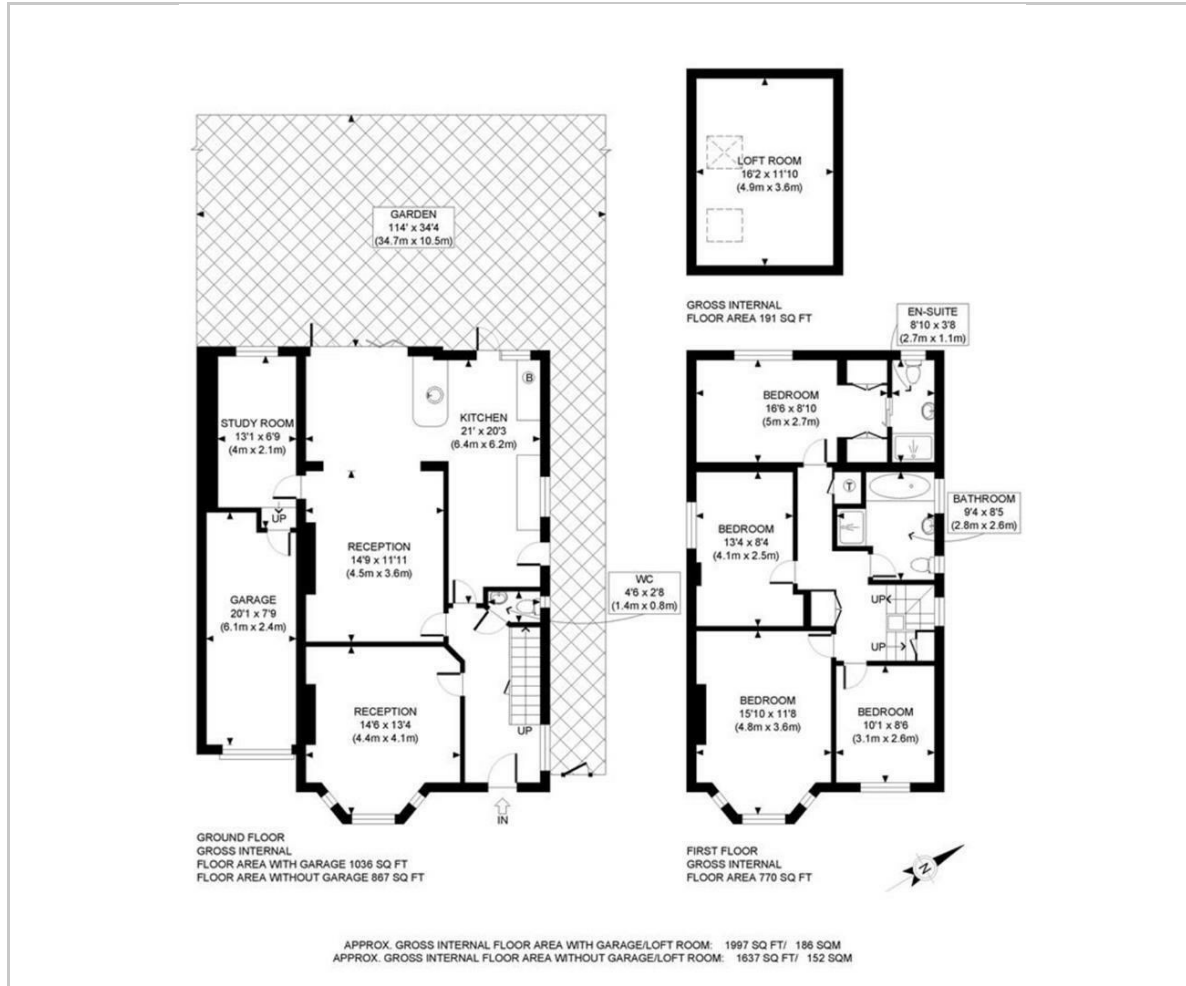


Garage

Electric roller shutter door, power & light.

Front block paved driveway providing off street parking for three vehicles, brick wall and flowerbeds bordering.

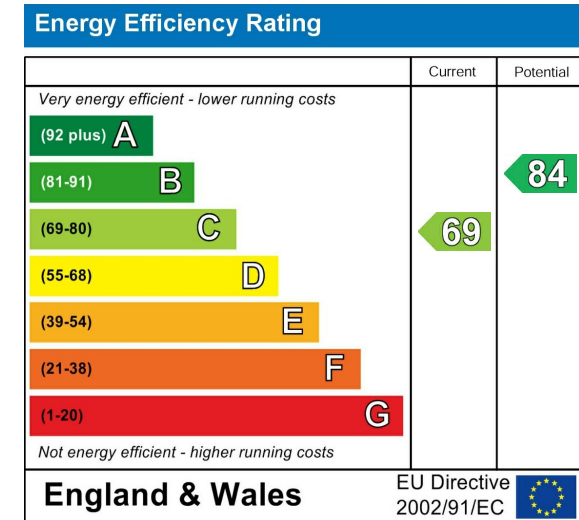
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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