

21 Banstead Road, Carshalton Beeches, SM5 3NS



Guide price £485,000

**WH WATSON HOMES**  
Estate Agents



## **21 Banstead Road, Carshalton Beeches, SM5 3NS**

Nestled on the picturesque Banstead Road in Carshalton Beeches, this rarely available two-bedroom semi-detached cottage presents a unique opportunity for those seeking a blend of period charm and modern convenience. The property is beautifully presented and deceptively spacious, offering ample room for both relaxation and entertaining.

Upon entering, you are greeted by two inviting reception rooms, perfect for family gatherings or quiet evenings at home. The remodelled kitchen is both stylish and functional, catering to all your culinary needs. Upstairs, a well-appointed bathroom ensures comfort and convenience for all residents.

One of the standout features of this cottage is its unusually wide plot, which enhances its appeal and provides a sense of space both inside and out. The south-facing rear garden is a true gem, offering a sun-drenched retreat ideal for gardening enthusiasts or a serene space for outdoor dining and relaxation.

Conveniently located, this home is just a short distance from Carshalton Beeches train station, making commuting to London and beyond a breeze. Additionally, local schools and shops are within easy reach, catering to all your daily needs and making this property an ideal choice for families or professionals alike.

Do not miss the opportunity to make this charming cottage your new home. Contact Watson Homes Carshalton Beeches today to arrange your viewing and experience the delightful lifestyle this property has to offer.

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Accommodation

Entrance Hall

Doors to:

Living Room

12' 9" x 10' 11" (3.88m x 3.32m)

Front aspect, bay window

Dining Room

10' 11" x 9' 3" (3.32m x 2.82m)

Side aspect, door to Kitchen

Kitchen

10' 11" x 7' 5" (3.32m x 2.26m)

Rear aspect, door to garden

Stairs to first floor landing

Doors to:

Bedroom 1

11' 1" x 10' 10" (3.38m x 3.30m)

Front aspect

Bedroom 2

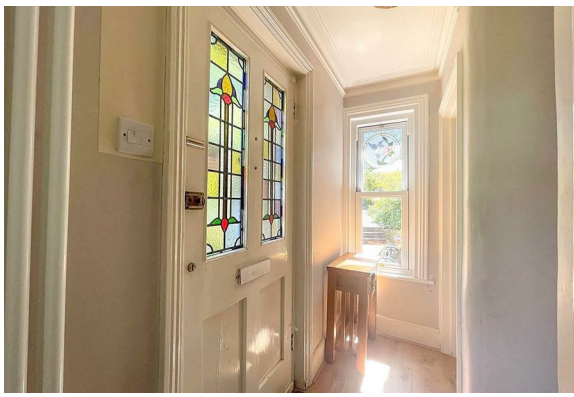
10' 11" x 9' 2" (3.32m x 2.79m)

Side aspect, door to bathroom

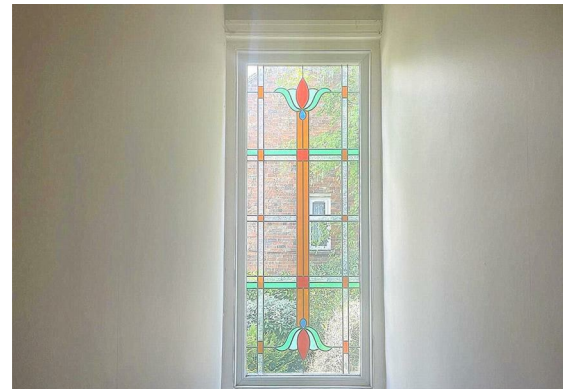
Bathroom

Rear aspect

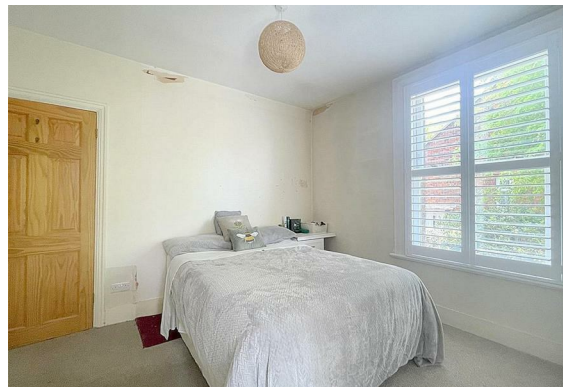
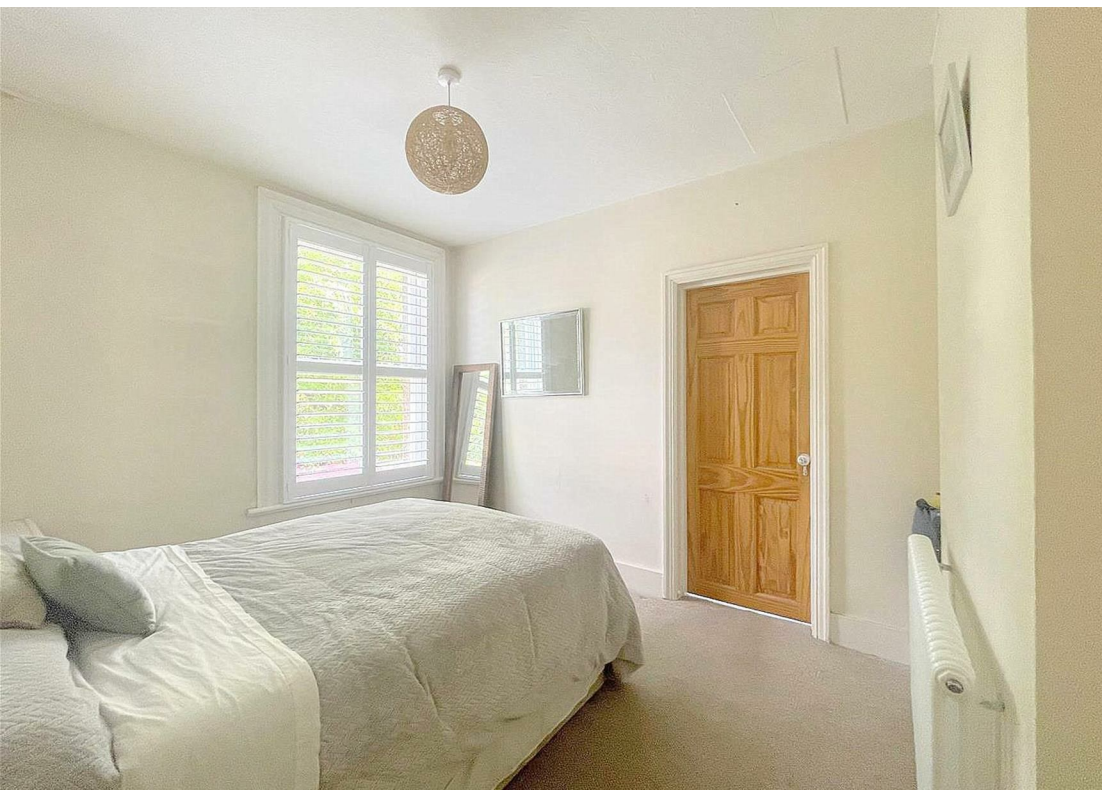
Rear Garden







**BUYER'S INFORMATION**  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete





Floor Plan

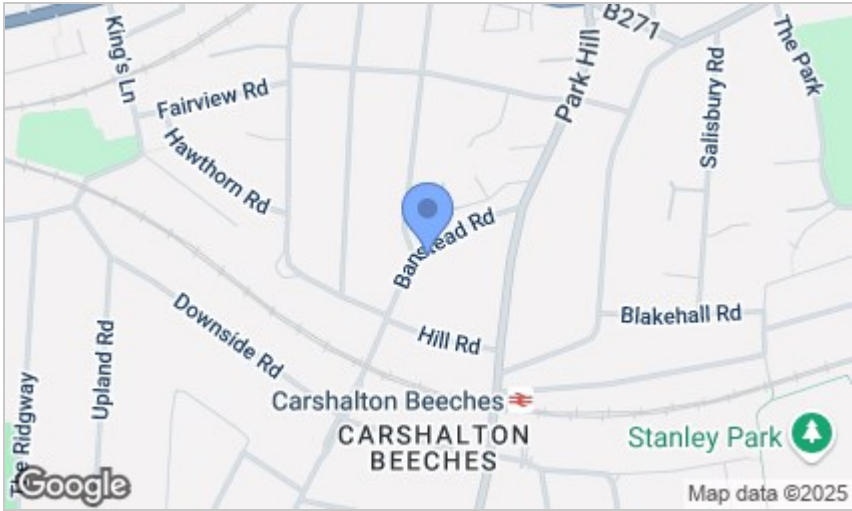


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

