

112 Banstead Road, Carshalton, SM5 3NH
£925,000



PAUL GRAHAM

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DESCRIPTION

Paul Graham Estate Agents are pleased to present this impressive five double-bedroom extended family home, boasting over 2000 sq ft of versatile living space. Highlights include an 18ft kitchen/breakfast room, a utility room, two reception rooms, a walk-in wardrobe, an en-suite shower room, a generous rear garden, a garage, and ample off-street parking. Nestled on a desirable residential road in Carshalton Beeches, this property is ideally positioned for families with excellent primary and secondary schools nearby. Commuters will benefit from easy access to Sutton, Carshalton, and Carshalton Beeches mainline stations, as well as convenient local bus routes.



ROOMS

PORCH

ENTRANCE HALL

SITTING ROOM 16' 6" x 12' 7" (5.03m x 3.84m)

DINING ROOM 16' 9" x 13' 0" (5.11m x 3.96m)

KITCHEN/BREAKFAST ROOM 19' 9" x 10' 10"
(6.02m x 3.3m)

UTILITY ROOM 9' 10" x 5' 6" (3m x 1.68m)

WC

GARAGE 20' 8" x 9' 10" (6.3m x 3m)

GARDEN 117' 8" x 31' 10" (35.86m x 9.7m)

LANDING

BEDROOM 1 17' 0" x 16' 1" (5.18m x 4.9m)

DRESSING ROOM

EN SUITE SHOWER ROOM

BEDROOM 2 14' 10" x 11' 7" (4.52m x 3.53m)

BEDROOM 3 11' 7" x 9' 10" (3.53m x 3m)

BEDROOM 4 10' 10" x 10' 0" (3.3m x 3.05m)

BEDROOM 5 10' 7" x 9' 7" (3.23m x 2.92m)

BATHROOM

OFF ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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