



**Price**  
**£350,000**

**Leasehold**

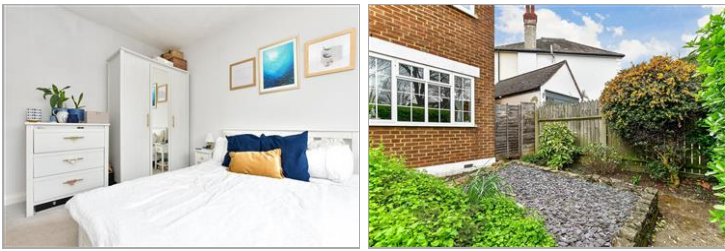
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**Beynon Road,  
Carshalton, Surrey, SM5**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Fantastic ground floor maisonette
- Sought after village location with excellent links to public transport
- Tastefully maintained throughout
- Front and rear gardens
- Garage-en-bloc

## Accommodation

### GROUND FLOOR

Entrance Hall: 5'3 x 2'9 (1.60m x 0.84m)

Lounge: 12'5 x 12'0 (3.79m x 3.66m)

Kitchen: 11'8 x 8'9 (3.56m x 2.67m)

Bedroom 1: 12'1 x 11'0 (3.69m x 3.36m)

Bedroom 2: 12'2 maximum x 10'2 (3.71m x 3.10m)

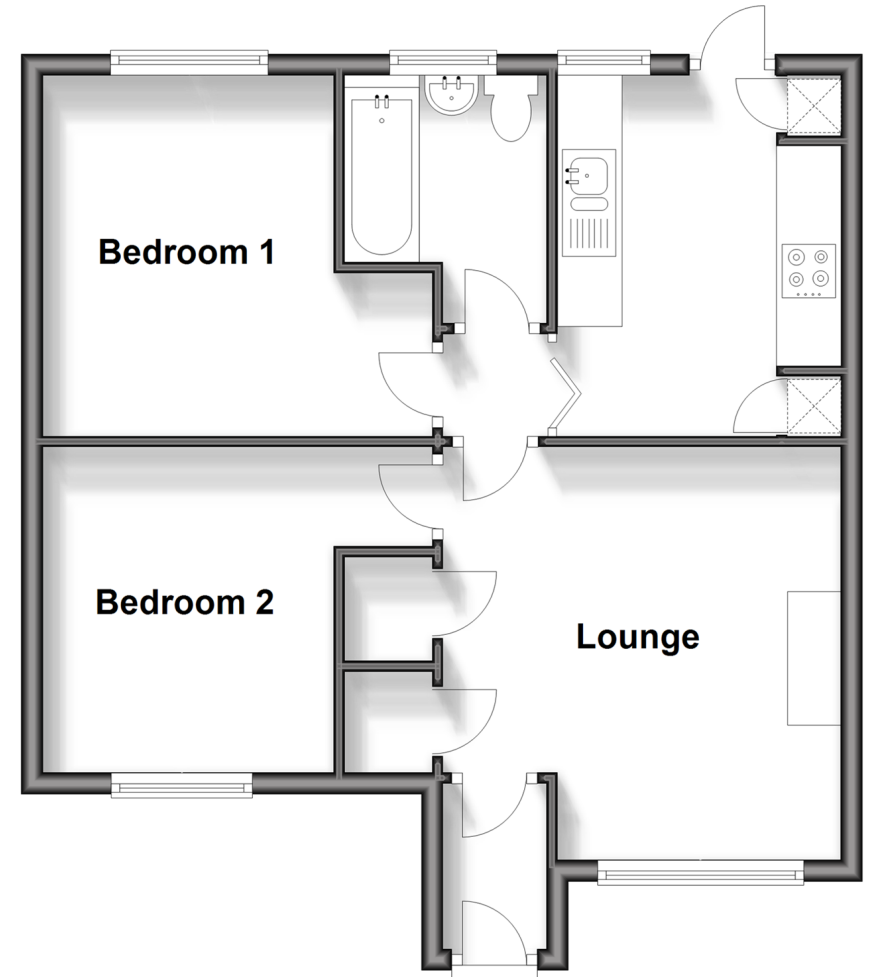
Bathroom: 7'5 x 5'9 (2.26m x 1.75m)

### OUTSIDE

- Front Garden
- Rear Garden
- Garage

## Ground Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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