

Cromwells



135 Banstead Road, Carshalton

Carshalton

Guide Price £800,000

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Carshalton

A fantastic opportunity to acquire this extended, stunning 3 bedroom Semi Detached family home, with scope for further extension (STPP). Situated in a much sought after and desirable residential road in Carshalton Beeches. Ideally located for families with excellent primary and secondary schools nearby. Also benefits from easy access to Sutton, Carshalton, and Carshalton Beeches mainline stations with excellent services into London, as well as convenient bus routes. and local shops

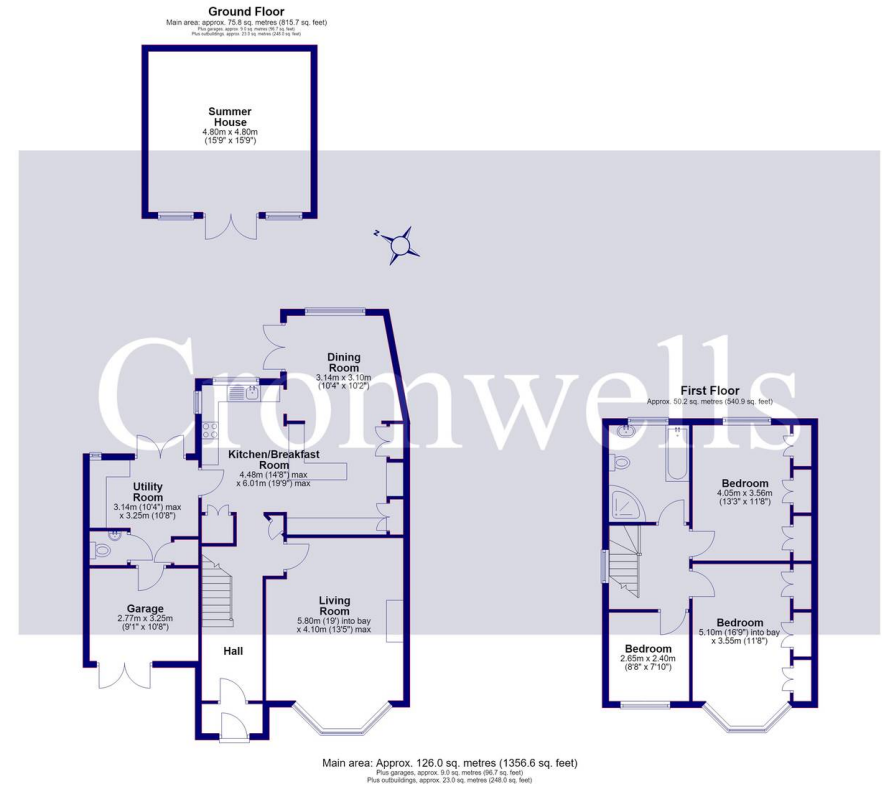
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- **Superb large open plan Kitchen/Breakfast/Dining Room & Utility Room**
- **19ft Living Room**
- **Integral Garage to side & Driveway for off street parking**
- **Fantastic large rear garden & Summer House**



Enclosed Entrance Porch

Front door leading to:

Entrance Hall

Doors leading to:

Living Room

19' 0" x 13' 5" (5.79m x 4.09m)

Front aspect, bay window, fireplace

Kitchen/Breakfast Room

14' 8" x 19' 9" (4.47m x 6.02m)

Rear aspect, fitted storage cupboards, open plan leading through to dining room. Door to utility room

Dining Room

10' 4" x 10' 2" (3.15m x 3.10m)

Rear aspect, leading through from Kitchen/Breakfast room. Doors out to garden

Utility Room

10' 4" x 10' 8" (3.15m x 3.25m)

Rear aspect, door out to garden, door to ground floor WC, door to storage cupboard, internal door to garage

Ground Floor WC

Stairs to first floor landing

Doors to:



Bedroom 1

16' 9" x 11' 8" (5.11m x 3.56m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2

13' 3" x 11' 8" (4.04m x 3.56m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3

8' 8" x 7' 10" (2.64m x 2.39m)

Front aspect

Family Bathroom**Outside****Attached Garage to Side**

Front access and integral door into utility room

Very Large Rear Garden

Leading down to Summer House

Summer House

15' 9" x 15' 9" (4.80m x 4.80m)





Cromwells Estate Agents

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