



Guide Price
£425,000

Freehold

3x  1x  1x 

**Carshalton Road,
Banstead, Surrey, SM7**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Perfect for a first-time home or for downsizing!
- Front and rear gardens
- Deceptively spacious
- Surrounded by green open spaces
- Walking distance to Woodmansterne Primary School
- Short drive to Banstead Village

Accommodation

GROUND FLOOR

Porch
 Hallway
 Cloakroom
 Lounge: 13'9 x 13'2 (4.19m x 4.02m)
 kitchen : 12'2 x 9'8 (3.71m x 2.95m)

FIRST FLOOR

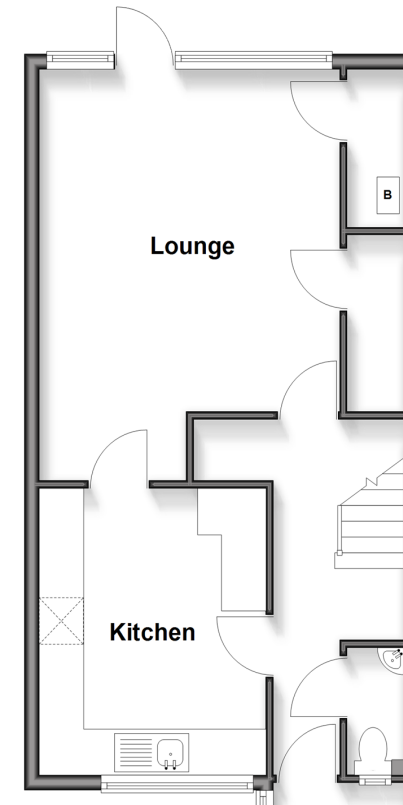
Bedroom 1: 13'9 x 9'4 (4.19m x 2.85m)
 Bedroom 2: 14'3 x 10'0 (4.35m x 3.05m)
 Bedroom 3: 9'9 x 6'4 (2.97m x 1.93m)
 Bathroom

OUTSIDE

Front and Rear Garden

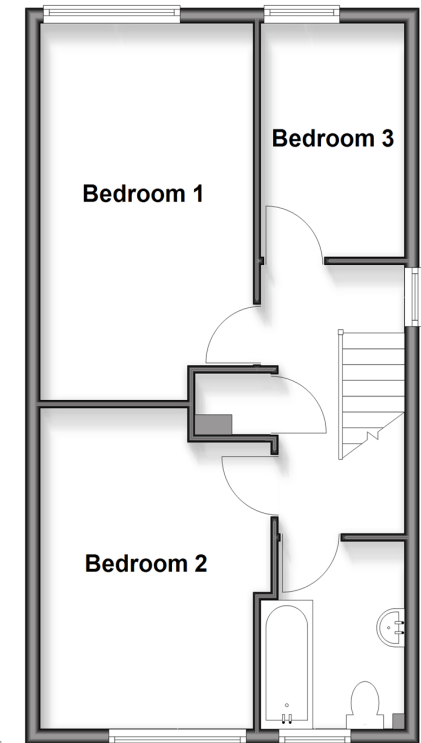
Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Call Banstead - 01737 352233 ■ cubittandwest.co.uk

- 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

EPC RATING	CURRENT:	POTENTIAL:
	D(62)	C(79)



20110031/20260227/SM/LE