



108 BANSTEAD ROAD CARSHALTON BEECHES, SM5 3NH

**£750,000
FREEHOLD**

A STUNNING THREE BEDROOM FAMILY HOME IN A SOUGHT AFTER AREA BETWEEN SUTTON AND CARSHALTON BEECHES

The property is ideally located for a number of well regarded schools and within walking distance of Carshalton Beeches station.

The house features fantastic a kitchen/diner, attractive lounge with bay window, luxury bathroom suite with shower cubicle, gas central heating, double glazing to most rooms, Utility room, downstairs wc, Good size garden and off street parking for several cars.

The property forms part of this popular road and offers access into Suttons shopping centre along with its mainline station. Carshalton Beeches station is also within proximity.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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