



11 Staplehurst Road, Carshalton Beeches, Surrey, SM5 3JU
Offers in Excess of £600,000

A very well presented and deceptive spacious three bedroom semi detached house with detached garage, providing accommodation over three floors, the property is situated in a sought after location close to Barrow Hedges school.



***Superb Kitchen/Diner *Three Bedrooms
*Downstairs Cloakroom
*No Chain**

**Double Glazed Front Door To
Entrance hall**

Entrance Hall

Solid oak flooring, radiator, door to.

Downstairs Cloakroom

Low level WC, pedestal wash hand basin, double glazed window, chrome towel radiator.

Lounge - 15' 9" x 13' 8" (4.80m x 4.16m)

Double glazed window, radiator.

Superb Kitchen/ Diner - 19' 4" x 14' 10" (5.89m x 4.52m)

Sink unit with cupboards below, hardwood work surfaces with cupboards and drawers below, matching eye level cupboards, integrated dishwasher, washing machine, built in oven, microwave, electric hob and extractor hood above, dual aspect double glazed windows, radiator, integrated fridge and freezer, solid oak flooring, double glazed door to rear garden.



Stairs to First Floor Landing

Radiator.

Bedroom One - 13' 8" x 11' 10" (4.16m x 3.60m)

Double glazed windows, radiator, built in wardrobe cupboards.

Bedroom Two - 13' 11" x 10' 6" (4.24m x 3.20m)

Double glazed windows, radiator, built in wardrobe cupboards.

Modern Bathroom

Tile enclosed bath, with wall mounted shower unit, low level WC, pedestal wash hand basin, double glazed windows, chrome towel radiator.

Stairs to Second Floor Landing

Bedroom Three - 18' 6" x 9' 3" (5.63m x 2.82m)


Velux window, radiator, eaves storage cupboards.

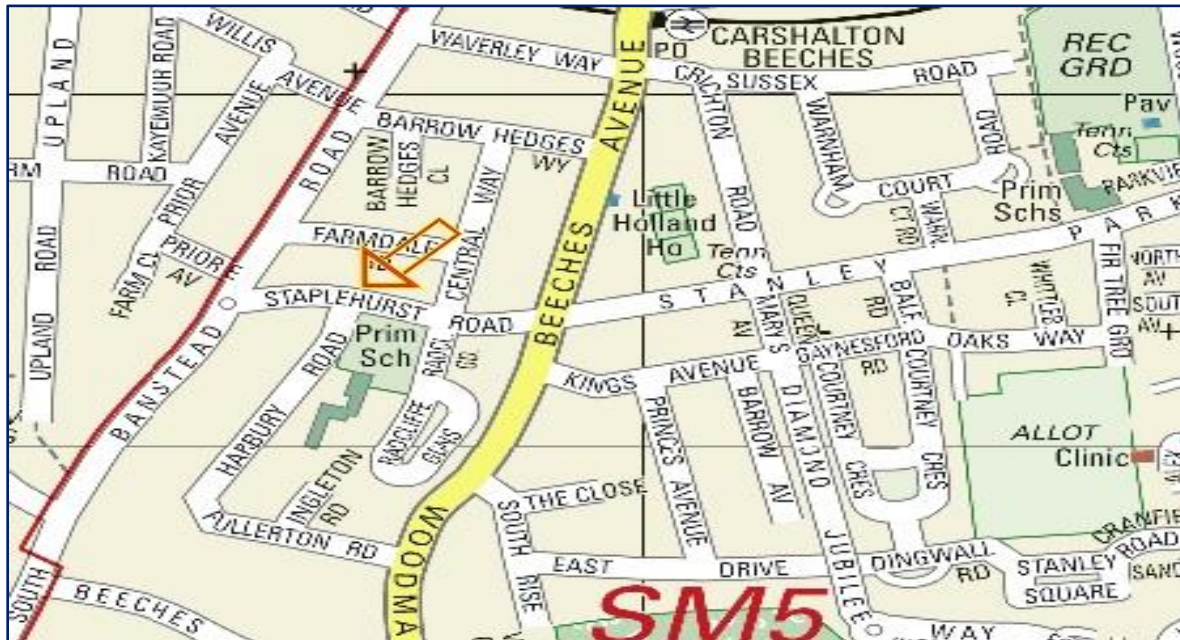
Outside

Rear garden with raised decked area, steps to lawn and shingled area.

Detached Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	80	81
(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	



Council Tax - E
Local Authority: London Borough of Sutton
Tenure - Freehold



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