



**126 Banstead Road, Carshalton Beeches, Surrey, SM5 3NH**  
**Offers in Excess of £725,000**

**An attractive and significantly extended four bedroom semi detached property with west facing rear garden, the property provides generous accommodation over three floors, including a 22ft kitchen, 27ft rear reception room and three bathrooms. The property is ideally located close to local schools, shops and excellent transport links.**



- \*Four Good Size Bedrooms**
- \*Two Generous Reception Rooms**
- \*Utility Room \*No Chain**

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**Double Glazed Door to:**

**Entrance Hall**

Double glazed windows, radiator, under stairs storage cupboard.

**Front Reception Room - 15' 2" x 13' 10" (4.62m x 4.21m)**

Double glazed bay windows, fireplace, radiators.

**Rear Reception Room - 27' 2" x 11' 11" (8.27m x 3.63m)**

Feature fireplace, radiators, double glazed French doors to rear garden.

**L-Shaped Kitchen/Breakfast Room - 22' 8" x 17' 1" (6.90m x 5.20m)**

Sink unit with cupboards below, work surface with cupboards and drawers below, matching eye level cupboards, centre island with built in cupboards, integrated dishwasher, built in oven, hob and extractor, built in cupboard, radiator, double glazed windows and door to rear garden.

**Utility Room - 10' 11" x 7' 8" (3.32m x 2.34m)**

Sink unit with cupboards below, worktops with cupboards below, matching eye level cupboards, wall mounted boiler, door to front.

**Downstairs Shower Room**

Shower cubicle with wall mounted shower unit, wash hand basin, low level WC, towel radiator.

### **Stairs to First Floor Landing**

Double glazed window to side, radiator.

### **Bedroom One - 15' 11" x 12' 4" (4.85m x 3.76m)**

Double glazed windows, radiator.

### **Bedroom Two - 13' 3" x 12' 7" (4.04m x 3.83m)**

Double glazed windows, radiator, built in wardrobe cupboards.

### **Bedroom Three - 9' 7" x 8' 8" (2.92m x 2.64m)**

Double glazed windows, radiator.

### **Family Bathroom**

Panel enclosed bath, wash hand basin, low level WC, towel radiator, shower cubicle with wall mounted shower unit, double glazed window.

### **Stairs to Second Floor Landing**

### **Bedroom Four - 16' 2" x 13' 4" (4.92m x 4.06m)**

Double glazed Velux windows, radiator, eaves storage cupboards.

### **En-suite Bathroom**

Shower cubicle with wall mounted shower unit, wash hand basin, low level WC, double glazed windows, towel radiator.

### **Outside**

West facing rear garden extending to approx. 90ft, with paved patio area, level lawn, mature trees.

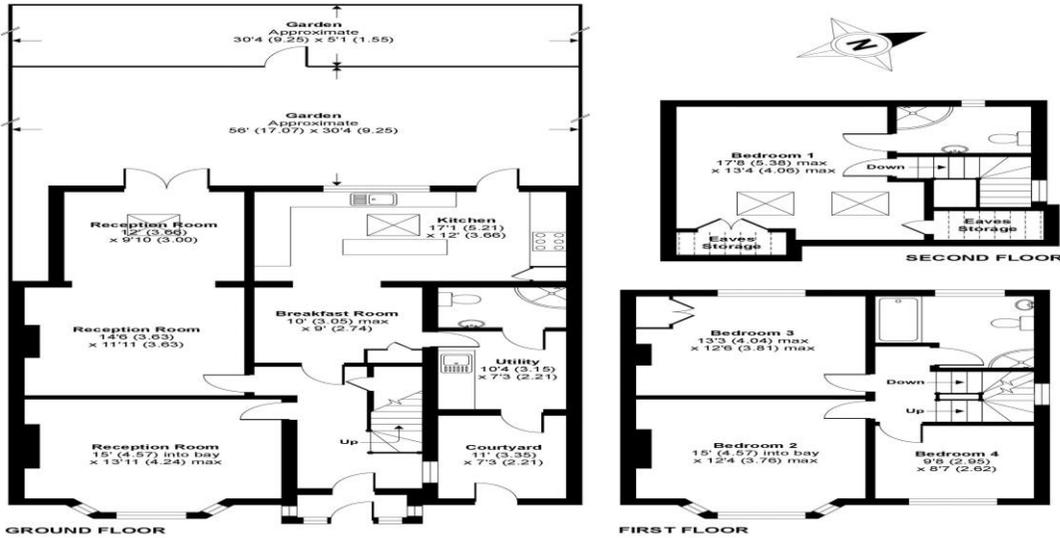
### **Potential for Off Road Parking (STPP)**



### Banstead Road, Carshalton, SM5

Approximate Area = 2016 sq ft / 187.3 sq m (excludes courtyard)  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Total = 2055 sq ft / 191 sq m  
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2022 Cromwell 2021. Produced for Cromwells Estate Agents. REF: 709304

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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



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**SM5 3NP**



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