



**East Drive, Carshalton Beeches, Surrey, SM5 4PA**  
**Guide Price £725,000**

**An attractive and well presented three bedroom detached family home with large and secluded south facing rear garden, providing spacious accommodation, including two good size reception rooms, kitchen/breakfast room and a large family bathroom. The property is situated in a sought after, quiet, yet convenient, location close to local schools, shops and transport links.**



**\*Double Length Garage \*Potential to Extend (STPP)  
\*Approx. 130ft Rear Garden  
\*Excellent Location**

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**Front Door to:**

**Entrance Hall**

**Reception Room - 15' 3" max x 12' 6" max (4.64m x 3.81m)**

**Dining Room - 13' 9" x 11' 0" (4.19m x 3.35m)**  
Doors to garden.

**Kitchen/Breakfast Room - 16' 10" max x 8' 1" max  
(5.13m x 2.46m)**

**Stairs to First Floor Landing**

**Bedroom One - 14' 10" into bay x 11' 0" max (4.52m x 3.35m)**

**Bedroom Two - 13' 8" x 11' 0" to bay (4.16m x 3.35m)**

**Bedroom Three - 9' 0" to bay x 8' 0" (2.74m x 2.44m)**

**Family Bathroom**

**Separate WC**

**Outside**

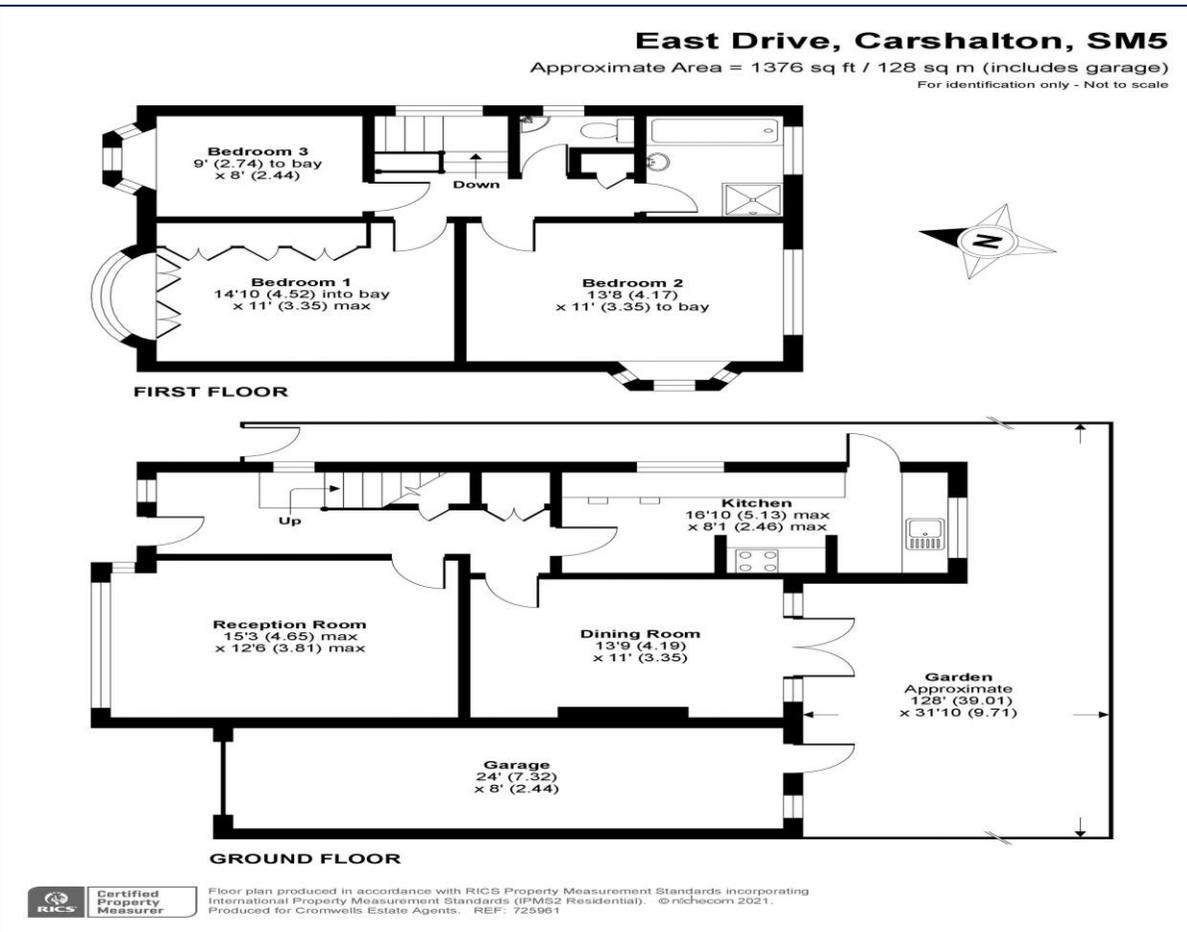
Rear garden extending to approx. 130ft.

**To Front:**

**Garage**

**Driveway for Off Road Parking**





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

 **95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**

 **020 8642 5468**

 **admin@cromwellscarshalton.com**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		



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