



**Thornton Road, Carshalton, Surrey, SM5 1NQ**  
**Offers in Excess of £400,000**

**An immaculately presented two bedroom terraced property, which has been extended to the front and rear of the property and provides a 22ft living/dining area, as well as a stunning kitchen. The property is ideally located close to local schools, shops and excellent transport links.**



- \*South Facing Rear Garden**
  - \*Driveway for Off Road Parking**
  - \*Good Size Bathroom**
  - \*Beautifully Presented**
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**Front Door to:**

**Entrance Hall**

Leading to:

**Living/Dining Room - 22' 2" x 13' 9" (6.75m x 4.19m)**

Leading to:

**Kitchen - 13' 5" x 7' 6" (4.09m x 2.28m)**

Door to garden.

**Bathroom - 9' 11" x 5' 4" (3.02m x 1.62m)**



**Stairs to First Floor Landing**

**Bedroom One - 13' 9" x 9' 11" (4.19m x 3.02m)**

**Bedroom Two - 13' 7" x 9' 9" (4.14m x 2.97m)**

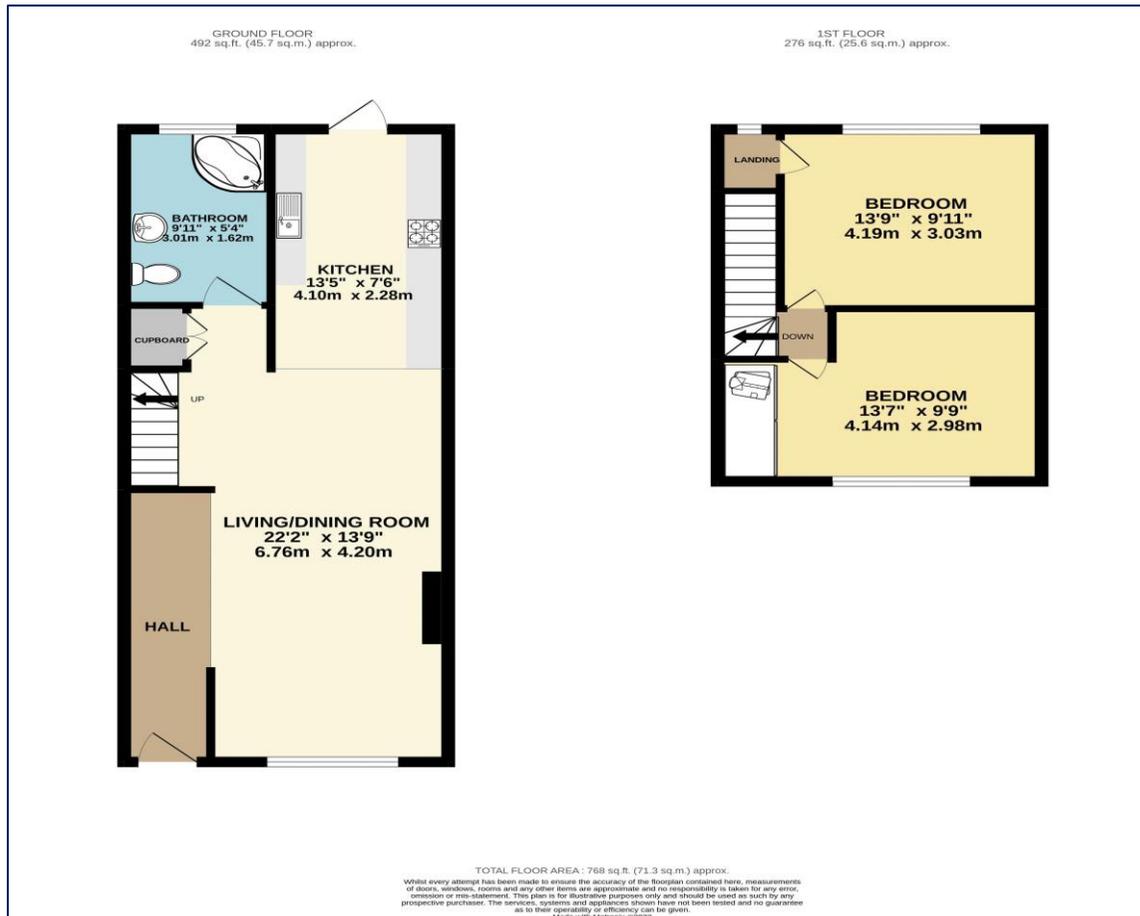
**Outside**

South facing rear garden.

**To Front:**

**Driveway for Off Road Parking**





## Council Tax - C

### Local Authority: London Borough of Sutton

### Tenure - Freehold



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



**020 8642 5468**

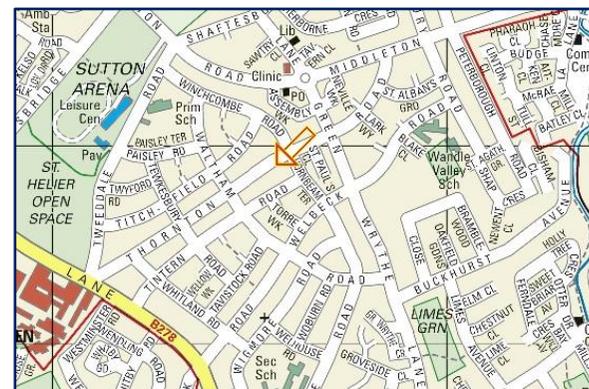


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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