



**Peterborough Road, Carshalton, Surrey, SM5 1EE**  
**Guide Price £250,000**

**A lovely first floor, 1 bedroom maisonette with the added benefit of having its own private approximately 35' private rear garden. The property is located on the Carshalton side of the very popular St Helier estate and within easy reach of transport links such as Morden tube station and Mitcham Junction train and tram station, making this a superb first time buy or investment property.**



**\*Long Lease \*Own 35' Private Rear Garden  
\*Ideally located for transport links \*Modern  
spacious kitchen**

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### **Entrance**

Storage cupboard

### **Stairs leading upstairs**

### **Hall /Landing**

Storage cupboard. Doors leading to:

**Living Room - 13' 7" x 12' 2" (4.14m x 3.71m)**

Front aspect, fireplace, carpeted throughout

**Kitchen - 12' 2" x 9' 2" (3.71m x 2.79m)**

Fitted kitchen, rear aspect

**Bedroom - 11' 10" x 10' 6" (3.60m x 3.20m)**

Built-in wardrobes, front aspect

**Bathroom - 5' 11" x 5' 7" (1.80m x 1.70m)**

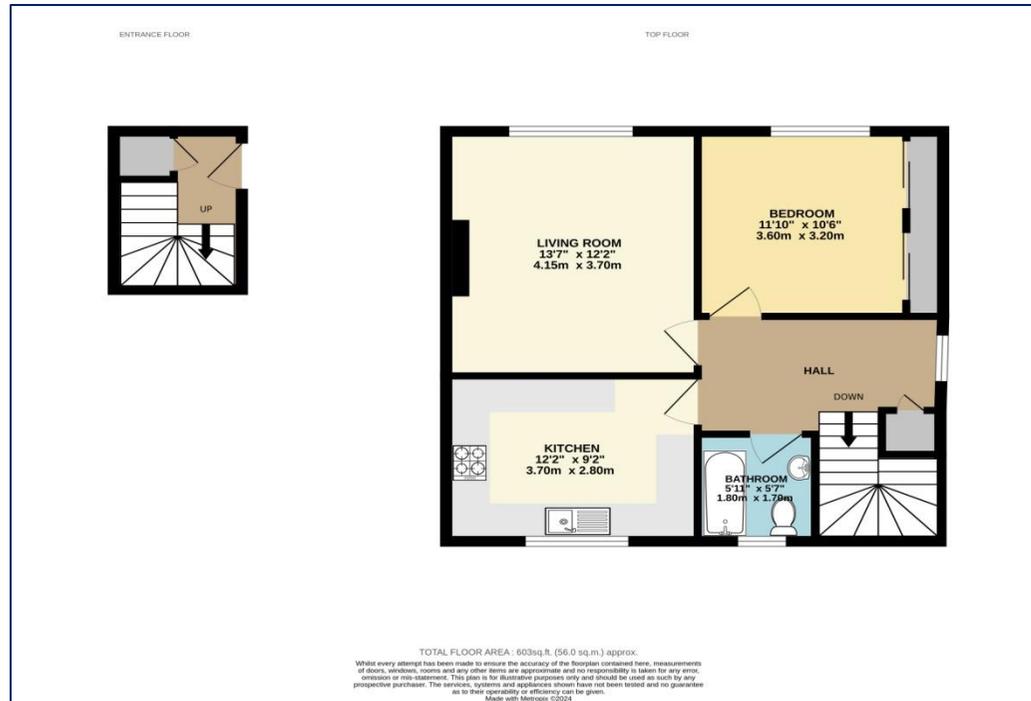
Rear aspect, three piece suite

**Outside**

Large, private garden



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



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



**020 8642 5468**

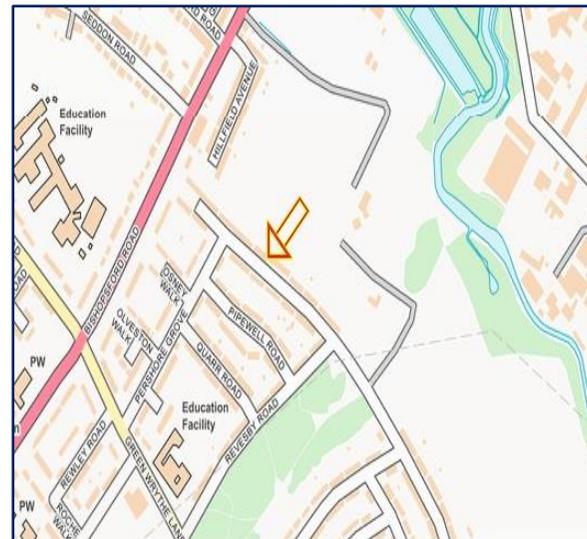


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92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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