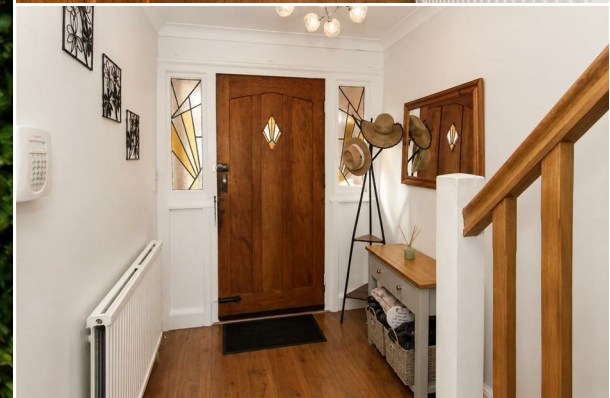




131 Banstead Road, Carshalton, SM5 3NQ

£875,000



WH WATSON HOMES
Estate Agents

131 Banstead Road, Carshalton, SM5 3NQ

Overview

Located on the desirable Banstead Road in Carshalton Beeches, Watson Homes Carshalton Beeches is pleased to present this impressive four-bedroom semi-detached family home. This property boasts a generous amount of living space, perfect for modern family life. The heart of the home is an extended kitchen/breakfast room, ideal for family gatherings and entertaining. In addition, there are two well-proportioned reception rooms that provide versatile spaces for relaxation or formal dining.

The master bedroom is a true retreat, featuring a spacious en-suite bathroom that adds a touch of luxury. The remaining three bedrooms are also well-sized, ensuring ample accommodation for family or guests. The property further benefits from a utility room, enhancing practicality for everyday living.

Outside, the large rear garden offers a wonderful space for children to play or for hosting summer barbecues, plus the convenience of off-street parking for four vehicles at the front of the property.

Located in a highly sought-after residential area, this home is surrounded by excellent primary and secondary schools, making it an ideal choice for families looking to settle in a nurturing environment. For those commuting to London, nearby Sutton, Carshalton, and Carshalton Beeches mainline stations provide easy access, complemented by local bus stops for additional travel options.

This semi-detached house is not just a property; it is a family home that offers comfort, space and a prime location. We invite you to explore the potential of this wonderful residence.

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Accommodation

Enclosed double-glazed porch with leaded light windows, quarry tile flooring

Entrance Hall

Arts and Crafts front door with feature stained glass side windows, bespoke understairs storage drawers

Reception Room

Double-glazed bay window to the front aspect, Plantation Shutters, radiator, feature fireplace, carpets, lighting

Kitchen

Double-glazed windows to rear aspect over looking the garden. A range of Shaker-style wooden kitchen cupboards with matching drawers and cupboards below, pelmet lighting, granite work tops, Villeroy & Boch ceramic butler sink with chrome tap, Neff integrated induction hob with extractor above, Neff electric oven, space for plumbed fridge/freezer, integrated Bosh dishwasher and Karndean tile effect flooring

Breakfast Room/ Dining Area

Double-glazed french doors leading to the garden, Karndean tile effect flooring, column, radiator, down lights

Utility Room

A range of storage cupboards, cupboard housing newly fitted combi boiler, space for washing machine and tumble dryer, clothes drying area

Downstairs WC

Low level WC with push button top, hand basin with vanity cupboard below

Dining Room

Double-glazed window to rear aspect, double glazed doors leading to garden room, laminate flooring, radiator, lighting

Sun Room

Doors leading to garden

First Floor Landing

Split-level landing. Part boarded insulated loft, airing cupboard with radiator

Bedroom One

Double-glazed window to the front aspect, Plantation Shutters, radiator, carpets, lighting, fitted wardrobes

Bedroom Two

Double-glazed window to the rear aspect, radiator, carpets, lighting

Family Bathroom

Double-glazed obscured window to the rear aspect, enclosed bath with shower with chrome fittings, hand basin with vanity unit, fully tiled walls, karndean flooring

Bedroom Three

Double-glazed window to the rear aspect, a range of fitted wardrobes, built in fitted dressing table unit, radiator, carpets, lighting

Bedroom Four

Double-glazed window to the front aspect, Plantation Shutters, a range of bespoke fitted wardrobes, radiator, carpets, lighting

En Suite

Double-glazed obscure windows to front,, enclosed shower with chrome fittings, low level WC with push button top, hand basin with vanity drawers below, heated chrome towel rail, fully tiled walls, tile effect flooring

Outside

To The Front

Block paved driveway for four to five vehicles

To The Rear

Large patio area, large lawn area, borders with shrubs and trees

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

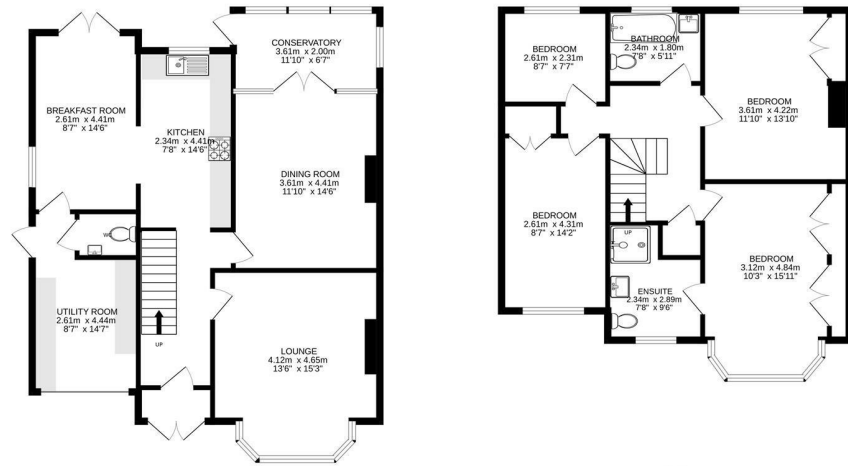








Floor Plan



TOTAL FLOOR AREA: 152.1 sq.m. (1637 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix G2025

Additional Information

The vendor has seen a house and made an offer but it is not chain free

The loft is partly boarded and insulated

The boiler is a combi and 2 years old and serviced recently

The boundary is left side from road and across the back too

All new fencing on all sides of the garden

parking for 4 cars at the front

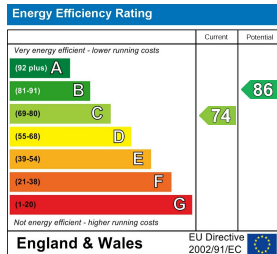
The side extension was done 2022, garage conversion was done then and the utility was added and this is where the combi boiler is housed

The other extension was done in 2017 as the house was originally a 3 bed with a pre fab garage

All the windows throughout (apart from lounge and main bedroom and en suite) the house have been replaced but at different times

Partly re wired when the side extension was done

East facing rear garden



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222

if you wish to arrange a viewing appointment for this

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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