



172 Banstead Road, Carshalton, SM5 4DW

£1,200,000



**WH WATSON HOMES**  
Estate Agents



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## Overview

Nestled on the well regarded Banstead Road in Carshalton Beeches, this splendid four-bedroom detached house presents an exceptional opportunity for families seeking a modern and spacious residence. The property is in outstanding condition, showcasing a harmonious blend of contemporary design and practical living spaces.

Upon entering, you are greeted by a warm and inviting atmosphere that flows seamlessly through the three reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the generously sized extended kitchen/dining room, which elevates the living experience to new heights.

The master bedroom suite is a standout feature, complete with a dressing area, an ensuite shower room, and a walk-in wardrobe, ensuring a private sanctuary for the homeowners. In addition to the master suite, there are three further well-proportioned bedrooms, perfect for family members or guests, along with a stylish family bathroom.

The landscaped garden is a delightful outdoor space for hosting summer gatherings with friends and family. The large double garage adds further convenience, providing additional storage or parking options. The property also benefits from gas central heating and double glazing throughout, this home is not only comfortable but also energy-efficient.

This remarkable property is ideally situated near highly regarded primary and secondary schools, including Barrow Hedges and The Harris Academy & several highly regarded independent schools including Seaton House, Sutton High School for Girls and Homefield Preparatory School . Transport links are excellent, with several bus stops nearby and the option of Carshalton Beeches or Sutton Station, offering great connections to London.

Do not miss the opportunity to make this stunning house your new home, where modern living meets family-friendly charm in a desirable location.

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## Accommodation

Covered porch leading to leaded light double glazed front door to...

### Entrance hall

Open plan with wide entrance way to kitchen and lounge, door to office/family room and door to downstairs cloakroom and under stairs storage cupboard, double glazed window, engineered wood flooring, ceiling downlights.

### Lounge

Double glazed Cortizo aluminium double glazed sliding doors to garden, UPVC double glazed window, engineered wood flooring, two UPVC Velux windows, designer wall mounted column radiator, feature fireplace with marble surround and coal effect gas fire insert and matching marble hearth, open plan entrance to..

### Kitchen/Dining room

Modern fitted kitchen comprising quartz work surfaces with extensive modern range of high gloss drawers and cupboards below with matching wall units with underlighting and range of larder units, integrated built-in double fridge and double freezer below, integrated dishwasher, built-in eye-level double oven, integrated whirlpool induction hob, stainless steel one and a half bowl, Franke under sink with modern Hansgrohe chrome mixer tap with pullout shower attachment, large kitchen island with lighting above and breakfast bar area, further cupboards and display shelving, engineered wood flooring, wall of Cortizo aluminium double glazed sliding doors to garden, wall mounted radiator, three UPVC Velux windows, ceiling downlights, further wall mounted designer radiator.

### Office/Snug

UPVC double glazed window, engineered wood flooring, ceiling coving, downlighting, radiator, door to integral garage and laundry room.

### Laundry Room

Worktop with space and plumbing for washing machine and tumble dryer, UPVC double glazed door to garden.

### Cloakroom/WC

Modern suite comprising low-level WC with concealed cistern, wash hand basin with modern chrome Hansgrohe mixer tap, UPVC double glazed window, engineered wood flooring, radiator, ceiling coving.

### Stairs to 1st floor landing

Extensive range of built-in storage comprising two separate double cupboards and a further single storage cupboard, UPVC double glazed window, ladder access to part boarded loft space, ceiling

coving and downlights, radiator.

### Master Suite/Bedroom one

Large room starting with entrance area with built-in double cupboards. Further walk-in wardrobe with plenty of hanging and shelving, two radiators with radiator covers, UPVC double glazed window, ceiling coving, ceiling downlight, extractor fan, door to..

### Ensuite Shower Room

Large room with modern white suite comprising large walk-in shower Matki enclosure with chrome shower fittings and feature tiled mosaic design, vanity unit with double sink, modern chrome mixer taps and drawers below, low-level WC with push button flush, modern chrome radiator/towel rail, porcelain tiled walls and wood effect tiled flooring, ceiling downlights, UPVC double glazed window, extractor fan.

### Bedroom 2

UPVC double glazed window, ceiling coving, radiator.

### Bedroom 3

UPVC double glazed window, ceiling coving, radiator.

### Bedroom 4

UPVC double glazed window, ceiling coving, radiator.

### Garden

Beautiful landscaped garden with wrap around brick edged pathway/patio leading to larger patio area. Gate to front. Mainly laid to lawn with well stocked mature flower bed borders, block paved pathway at rear of property leading to other side of property which houses a large garden shed and further side access to front. Fence enclosed, garden tap.

### Garage

Double garage with two up and over doors power and light, wall mounted Worcester Gas central heating boiler.

### Front

Driveway providing off street parking for several cars.

## 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.









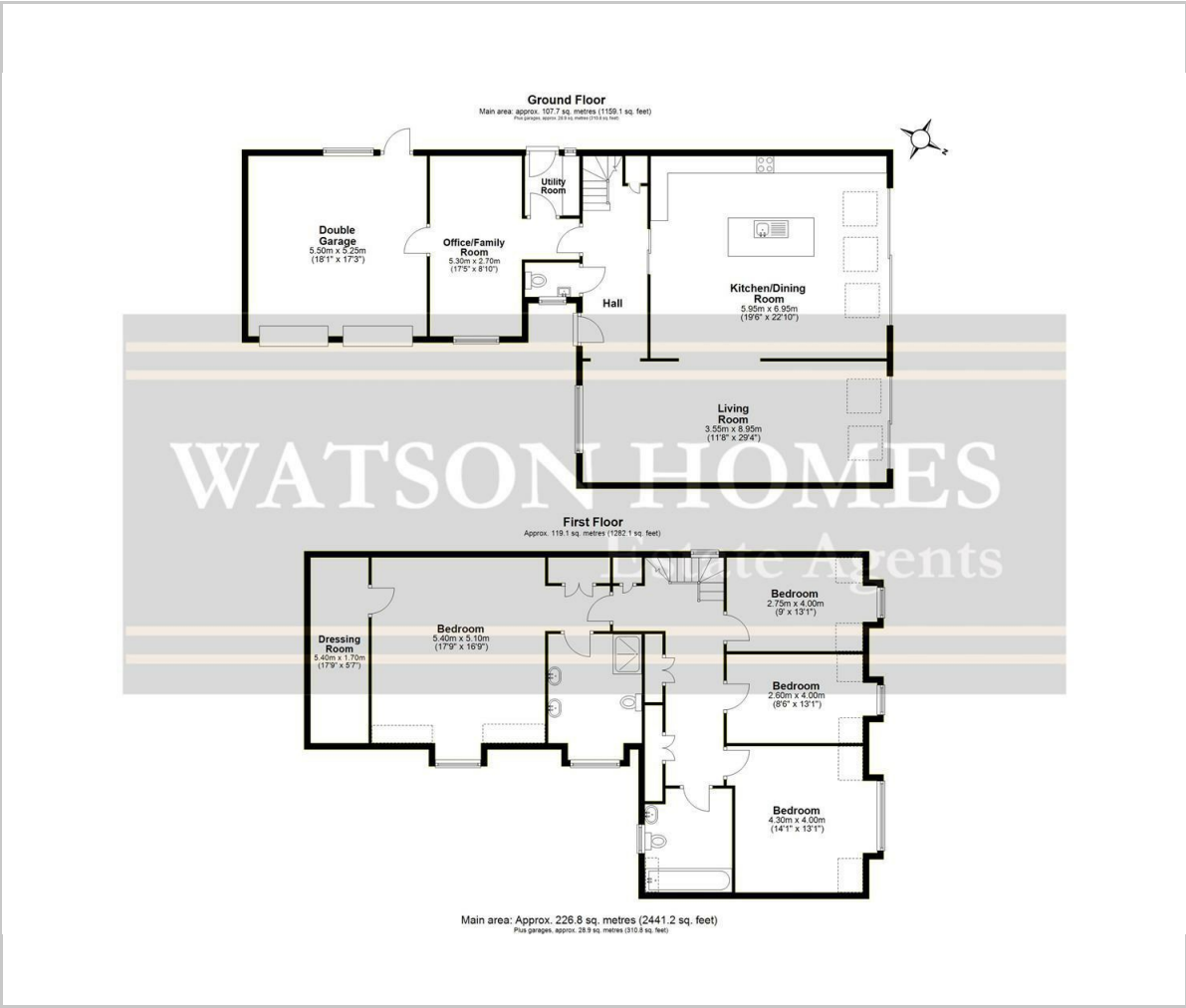








Floor Plan

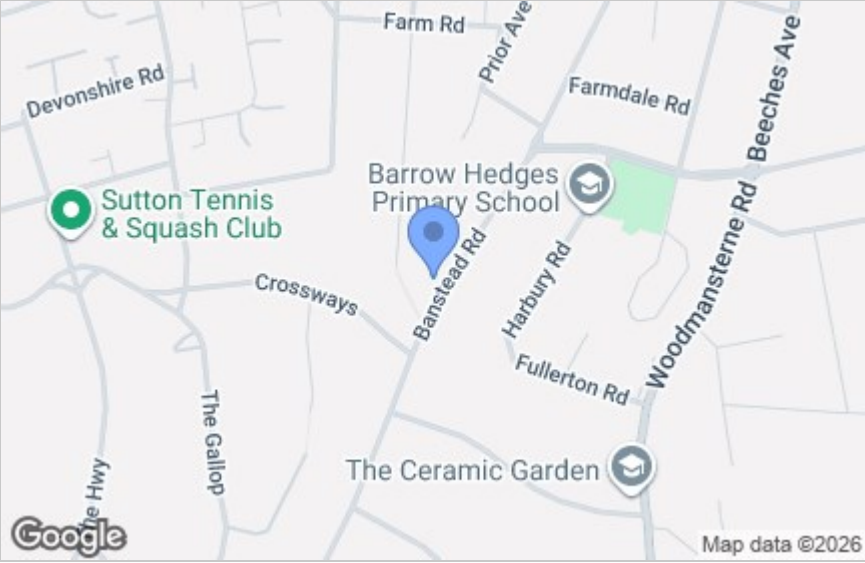


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

