



**Price**  
**£875,000**

**Freehold**

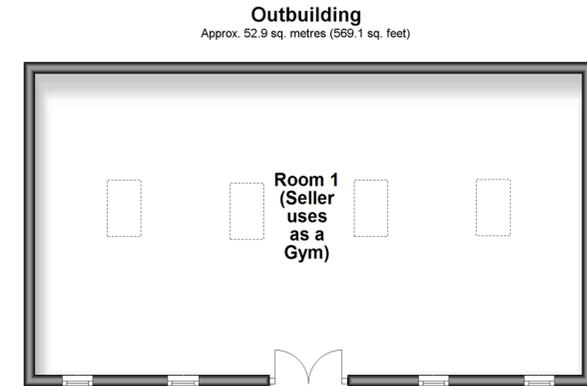
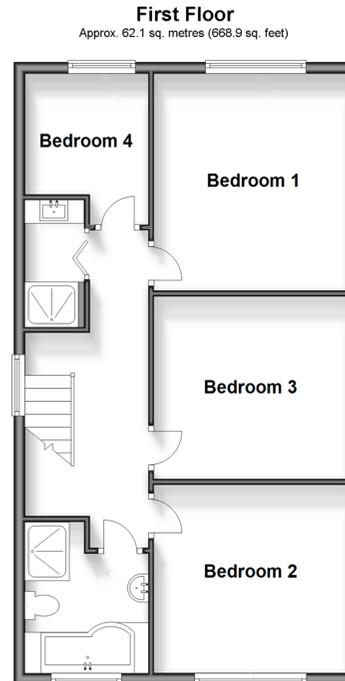
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**Carshalton Road,  
Banstead, Surrey, SM7**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Room: 12'1 x 7'11 (3.69m x 2.41m)

Living Room: 18'4 x 10'7 (5.59m x 3.23m)

Kitchen: 11'10 x 9'11 (3.61m x 3.02m)

Utility Room: 16'10 x 7'1 (5.13m x 2.16m)

Conservatory: 17'8 x 11'8 (5.39m x 3.56m)

Lounge: 14'1 x 8'10 (4.30m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 12'7 x 11'5 (3.84m x 3.48m)

Bedroom 2: 11'5 x 10'8 (3.48m x 3.25m)

Bedroom 3: 11'5 x 10'11 (3.48m x 3.33m)

Bedroom 4: 8'9 x 7'2 (2.67m x 2.19m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage



## Main features

- Extensive living area with large sunny conservatory
- Fitted kitchen with spacious utility room for extra storage
- Beautiful rear garden with charming pond and outbuilding with the ability to put your own mark on
- Attached to a garage with potential STPP

## Nearest Schools

Primary Schools: Woodmansterne Primary 0.2 miles, Chipstead Valley Primary 1.2 miles, St Anne's Catholic Primary 1.8 miles  
Secondary Schools: Surrey Hills School 1.5 miles, The Harris Academy 1.6 miles, Wallington High School for

## Transport Information

Train Stations: Chipstead 1.6 miles, Woodmansterne 1.7 miles, Banstead 1.8 miles

## Address

Carshalton Road, Banstead, Surrey, SM7

## Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(55)	D(67)

20109740/20240511/SA/SB