

Butler's

thoughtful estate agency

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I'm for sale
020 39 170 160
butlershomes.co.uk

Carshalton Road
Banstead, SM7 3HR
Offers over £525,000

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Carshalton Road

Banstead, SM7 3HR

Positioned within a wonderful village setting, this stunning home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living more of a country life, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Carshalton Road will surpass your expectations, as it's just a quick stroll into Woodmansterne, with Banstead, Sutton and Coulsdon all close by and Woodmansterne/Coulsdon South stations providing good links into the City. Despite all of this, sitting in your beautiful, mature rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over, with the summer house being the perfect retreat if the weather turns!

Inside your home, you'll appreciate the abundance of period features and charm, with the current owners' fastidious nature meaning you can just pack your bags and move straight in.

Work from home? We have great news for you! The layout on the ground floor offers a huge amount of versatility, with a through lounge that has a large amount of space to incorporate a work area as well as the obligatory areas to lounge and dine. This will offer you the perfect that work/life balance, so when the Zoom calls end, you can hold those dinner parties you've been dreaming of for some time now.

If we're on the money with the latter, the incredible kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills!

Upstairs, this house doesn't let you down: with two generous and tastefully decorated double bedrooms, there will be a tough choice about which one to make your own! Finishing off this lovely home is a modern bathroom, with underfloor heating, serving all the rooms - with a cloakroom on the ground floor for maximum convenience.





GROUND FLOOR

Hallway

Living/Dining Room
28'1 x 14'8 (8.56m x 4.47m)

Kitchen
12'1 x 10'3 (3.68m x 3.12m)

Cloakroom

FIRST FLOOR

Bedroom 1
14'10 x 11'11 (4.52m x 3.63m)

Bedroom 2
11'11 x 9'2 (3.63m x 2.79m)

Bathroom
8'8 x 5'3 (2.64m x 1.60m)

OUTSIDE

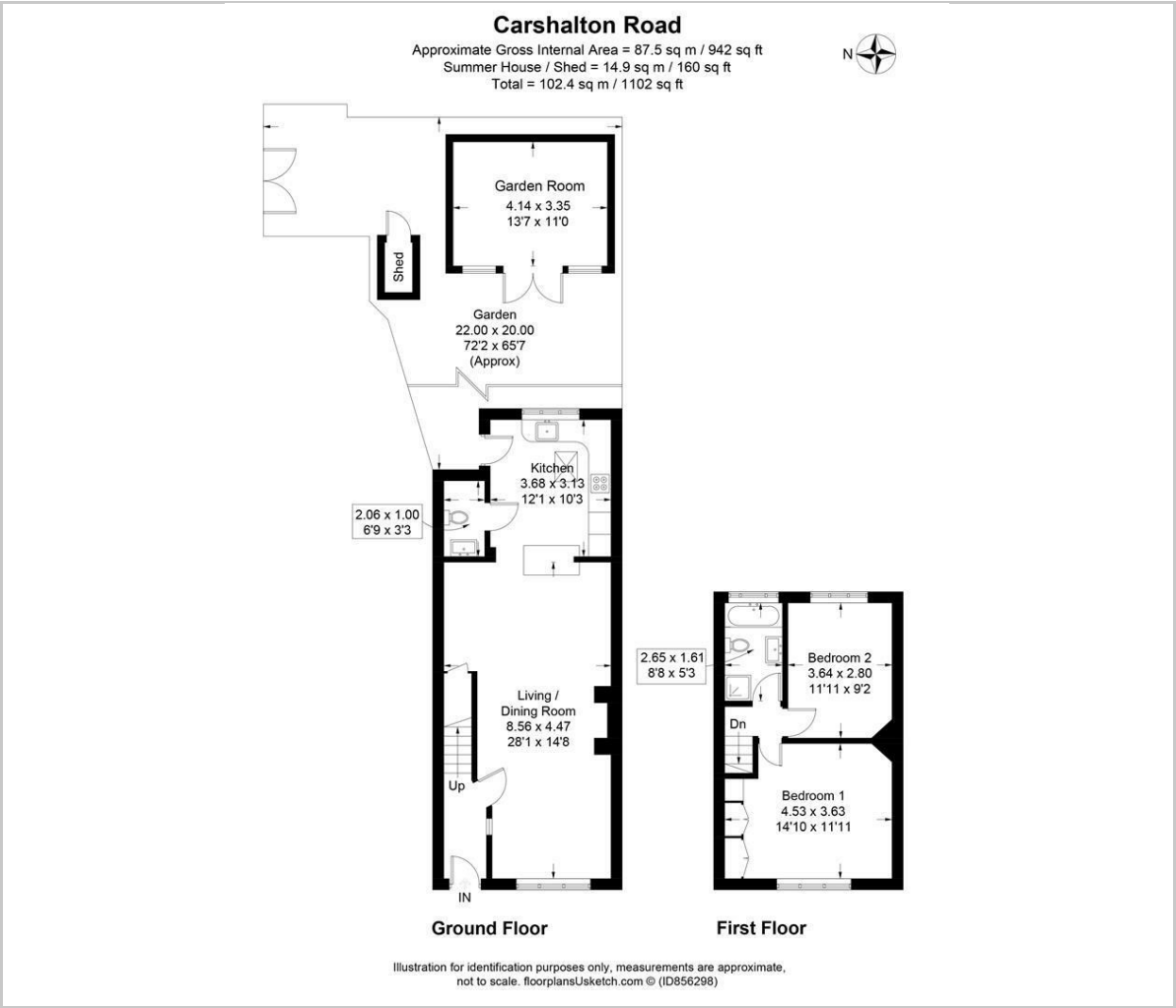
Rear Garden

Garden Room
13'7 x 11 (4.14m x 3.35m)

Front Garden



Floor Plan



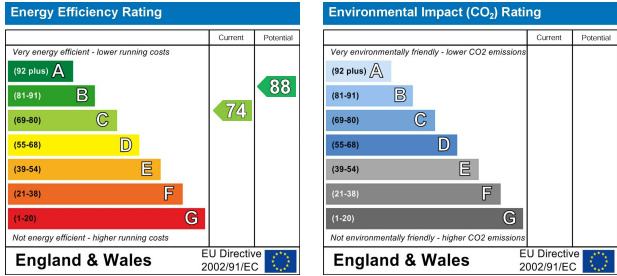
Viewing

Please contact our Butler's Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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