



Muschamp Road, Carshalton, Surrey, SM5 2SD
Guide Price £499,950

An attractive and very well maintained 4 Bedroom purpose built End of Terrace family home located within walking distance to Carshalton Mainline Station and Hackbridge, which is just (0.8Miles). Also offers direct access to the City via Thameslink and direct train services to London Bridge and London Victoria. A convenient bus route runs regularly to Morden tube station. Ideally located for an abundance of local high performing schools, shops and local amenities.



***4 Good Size Bedrooms *Large Corner Plot with Scope to Extend (STPP)
*Modern Kitchen and Bathroom & Conservatory *Off Road Parking & Large Rear Garden**

Entrance Hall

Leading to:

Living Room - 16' 3" x 13' 5" (4.95m x 4.09m)

Front aspect, fireplace, storage cupboard

Kitchen - 13' 3" x 9' 2" (4.04m x 2.79m)

Rear aspect window, door leading into the garden, access to conservatory

Conservatory - 12' 6" x 9' 10" (3.81m x 2.99m)

Double door leading into the garden

Bathroom - 9' 2" x 5' 2" (2.79m x 1.57m)

First Floor Landing

Leading to:

Bedroom 1 - 12' 6" x 10' 4" (3.81m x 3.15m)

Front aspect, carpeted throughout

Bedroom 2 - 10' 8" x 10' 4" (3.25m x 3.15m)

Rear aspect, carpeted throughout

Bedroom 3 - 9' 6" x 9' 0" (2.89m x 2.74m)

Rear aspect, carpeted throughout

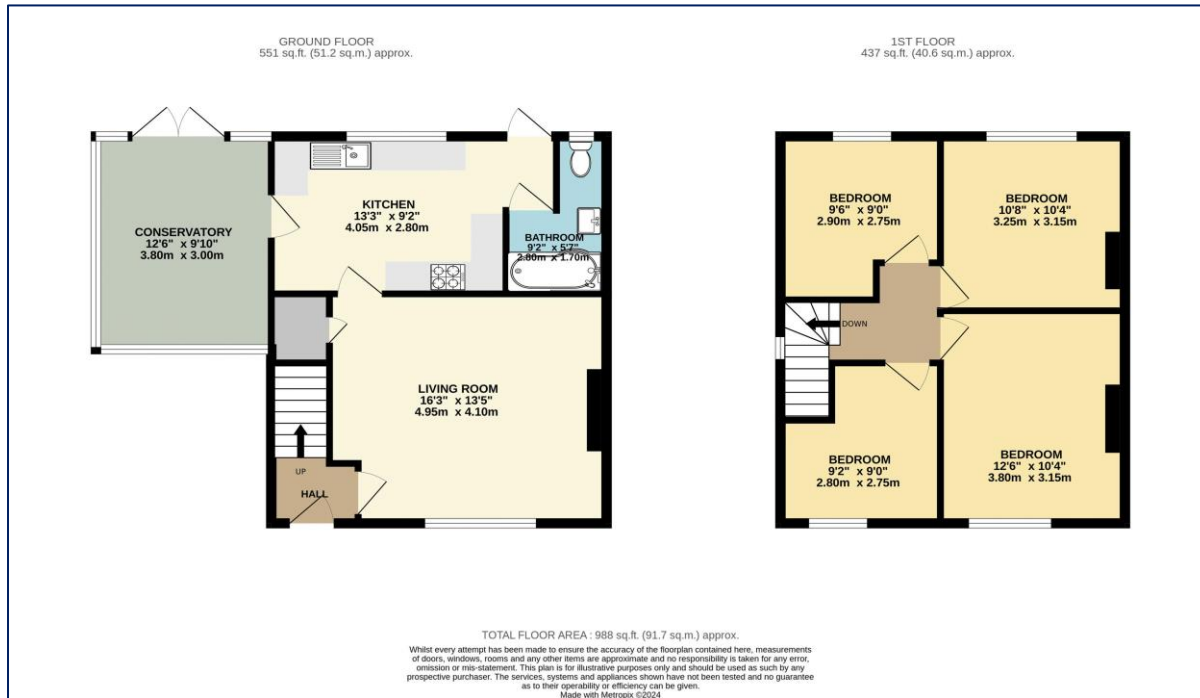
Bedroom 4 - 9' 2" x 9' 0" (2.79m x 2.74m)

Front aspect, carpeted throughout

Outside

Garden





Council Tax - D Local Authority: London Borough of Sutton Tenure - Freehold



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



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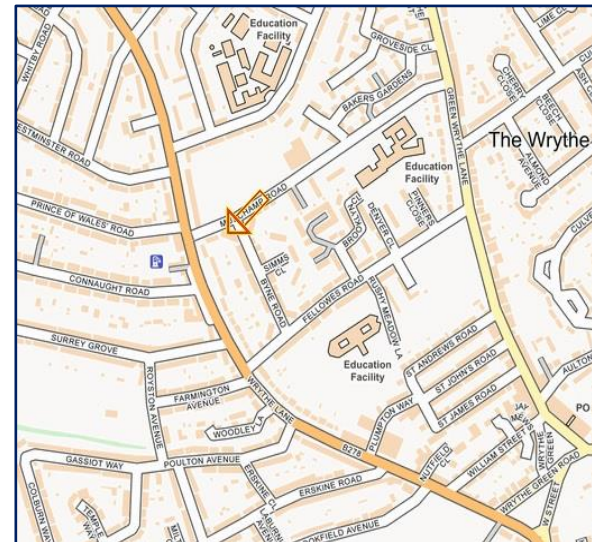


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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