



Beautiful 3 bed semi-detached family home offering over 1000 sqft. With 3 reception rooms, a fitted kitchen, ground-floor wc, 3 bedrooms and a family bathroom. Situated in a gorgeous, leafy location with driveway. Excellent school choices.

Carshalton Beeches Station a short walk away. **VIEW NOW**

3 Bed Family home





Hallways Residential are happy to bring to your attention this well-proportioned three-bedroom semi-detached family house, conveniently located on Gordon Road in Carshalton, a short distance from Carshalton Beeches Railway Station with easy connections to London (London Bridge 29 mins) and the coast.

A great location for hobbies. Lavender Fields, Oaks Park Golf Club, Various Equestrian Centres. Popular with dog lovers, horsey crowd, joggers and cricket fans.

Banstead High Street is close with a great selection of cafes, shops and all your amenities. Sutton in the other direction for more of a high street experience.

The property has a practical plan spread over two floors and offers about 1,041 square feet of accommodation, with a good amount of living space on the ground floor and three bedrooms above.

The first floor has an entrance porch which leads into a pleasant hallway, giving access to the main reception rooms and the kitchen.

In front of the property there is a large living room with a lot of light, and the main reception room is comfortable with ample space for both seating and extra furniture.

The family room is next to this room. This is a versatile second reception room which can be used as a dining room, a family sitting room, a playroom or a home office, depending on the needs of the new owner.

The kitchen offers a good deal of working space and storage, with access to the patio, and there is a private WC on the ground floor to complete the downstairs accommodation.

In the upstairs portion of the property there are three bedrooms, two of which are doubles and the third is a single room that would be suitable for a child's bedroom, a nursery, a study or a dressing room.

The family bathroom is on the first floor, along with the central landing and the access to the loft.

Externally, the property benefits from a substantial paved frontage providing off-street parking, while the property also has a private rear garden, large, level and very sunny ☺

This house offers buyers who are seeking a family home with ample existing space and the possibility of modernising and personalising it to suit their own tastes an excellent opportunity.

Gordon Road is well placed in relation to the amenities and transport links of Carshalton, since Carshalton Beeches railway station is about 0.2km from it and thus offers a very useful option for commuters.

Less than a mile to a selection of popular Primary and Secondary Schools. Outstanding: Barrow Hedges, Woodfield & St Mary's RC.

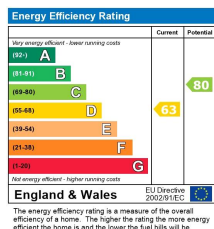
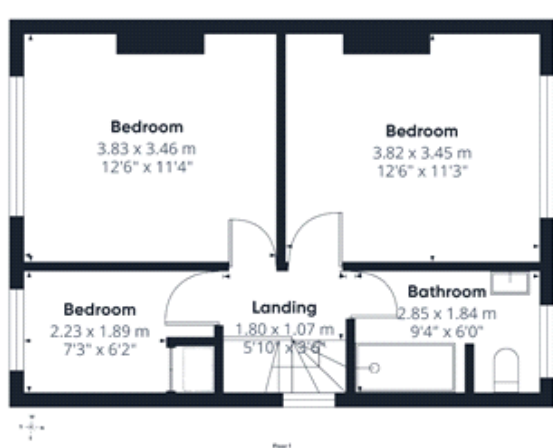
St Philomena's Girls High School, Carshalton Girls, Oaks Park & Stanley Park.

It is advisable to view the property early on if you want to get a good idea of its size, layout and potential.



Take a tour with Hallways Exclusive 3D VR File and get in touch to book your In Person viewing:
hello@hallwaysproperty.uk

- Beautiful Family Home
- 3 Bed and 3 Receptions
- Walk to Carshalton Beeches Railway Station
- Outstanding school catchment
- Leafy Residential location
- Driveway parking for 2 cars
- Large, sunny rear garden with patio
- Open Plan Kitchen/ Diner
- Loft Potential STPP
- Close to Lavender Fields
- Close to Oaks Park Golf Club
- Equestrian Centres Nearby
- Enclosed Porch
- Double Glazing



Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.