



**Muschamp Road, Carshalton, Surrey, SM5 2SE**  
**Guide Price £525,000**

**A brand new three bedroom end of terrace property, having been built to a high specification with quality finishing, including a superb open plan kitchen, dining room, luxury bathroom and three good size bedrooms. The property is situated in a sought after location close to local schools, shops and excellent transport links.**



**\*NhBc guarantee \*South facing rear garden  
\*Close to St.Helier hospital \*No chain**

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## **Entrance Hall**

Leading to:

**Living Room - 12' 0" x 9' 8" (3.65m x 2.94m)**

Front aspect, floor panels

**Shower Room - 7' 10" x 2' 7" (2.39m x 0.79m)**

Modern shower room

**Kitchen/Diner - 18' 8" x 13' 7" (5.69m x 4.14m)**

Large open plan modern kitchen/dining room,  
window over the sink, door opening into the  
garden



## **First Floor Landing**

Leading to:

**Bedroom 1 - 13' 5" x 9' 8" (4.09m x 2.94m)**

Rear aspect, carpeted throughout, radiator

**Bedroom 2 - 11' 10" x 7' 9" (3.60m x 2.36m)**

Front aspect, carpeted throughout, radiator

**Bedroom 3 - 14' 1" x 5' 5" (4.29m x 1.65m)**

Front aspect, carpeted throughout, radiator

**Bathroom - 6' 11" x 5' 7" (2.11m x 1.70m)**

Side aspect window, modern bathroom

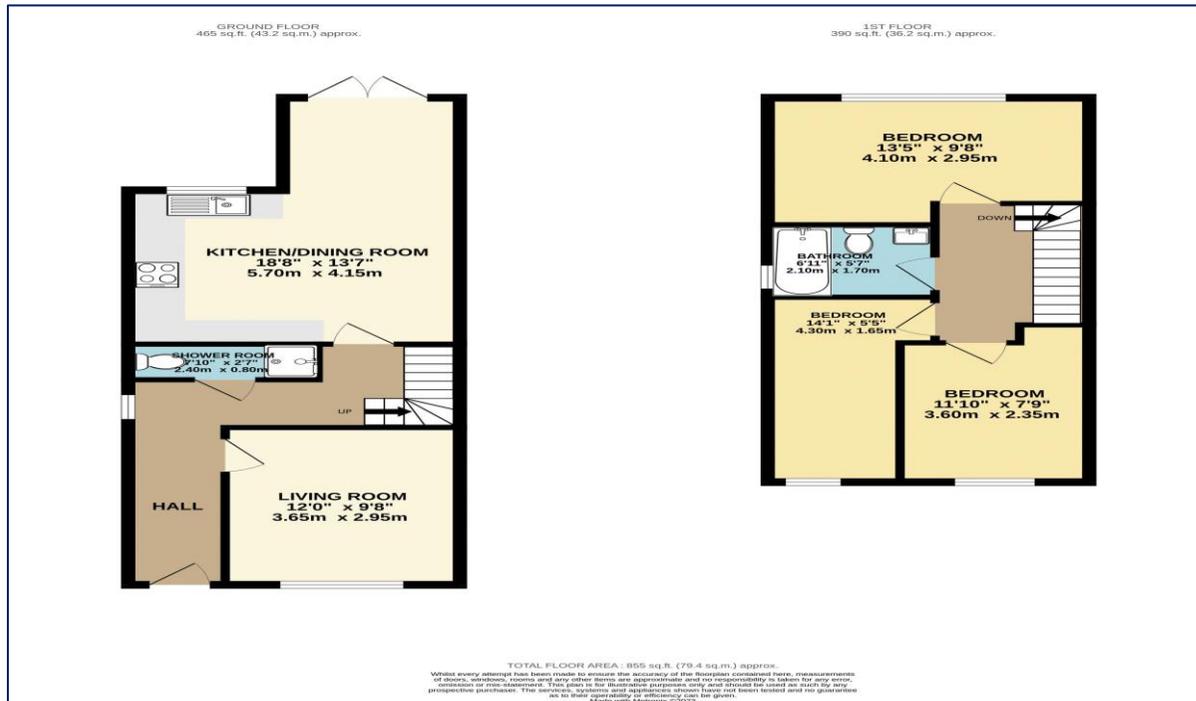
**Outside**

**Driveway**

**Rear Garden**

Large, south facing garden





**Council Tax – N/A**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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



**020 8642 5468**

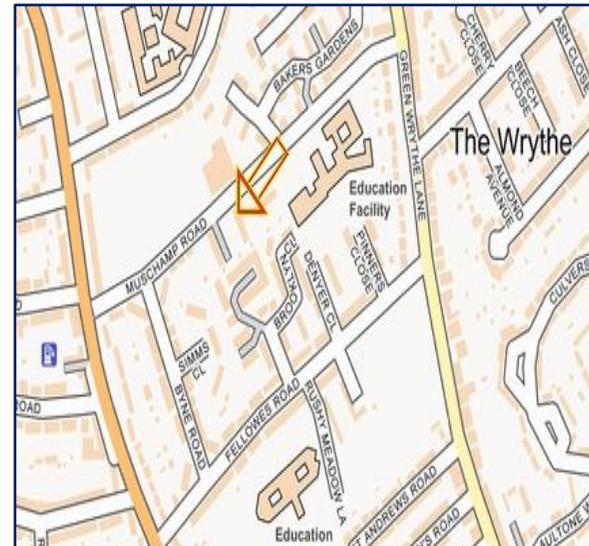


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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