



PAUL GRAHAM



21 Stanhope Road, Carshalton, SM5 4LH | **Guide Price £435,000**

A deceptively spacious 3 bedroom semi detached house with off road parking. The property is offered to the market with no onward chain. Features include 2 reception rooms, large kitchen, upstairs bathroom with 4 piece suite, gas central heating, double glazing and 3 good size bedrooms. Located on a quiet residential road close to shops, reputable schools and bus routes.



ENTRANCE HALL

LIVING ROOM 15' 3" x 11' 10" (4.65m x 3.61m)

DINING ROOM 12' 1" x 7' 7" (3.68m x 2.31m)

KITCHEN 11' 10" x 8' 4" (3.61m x 2.54m)

LANDING

BEDROOM 1 12' 6" x 9' 10" (3.81m x 3m)

BEDROOM 2 12' 7" x 9' 9" (3.84m x 2.97m)

BEDROOM 3 12' 1" x 6' 4" (3.68m x 1.93m)

BATHROOM 9' 5" x 6' 3" (2.87m x 1.91m)

GARDEN 22' 3" x 16' 6" (6.78m x 5.03m)

OFF ROAD PARKING

NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk