



PAUL GRAHAM

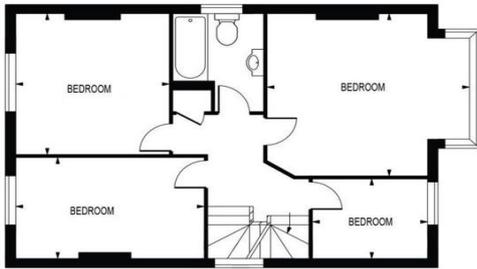


87 Stanley Park Road, Carshalton, SM5 3HX | **Guide Price £550,000**

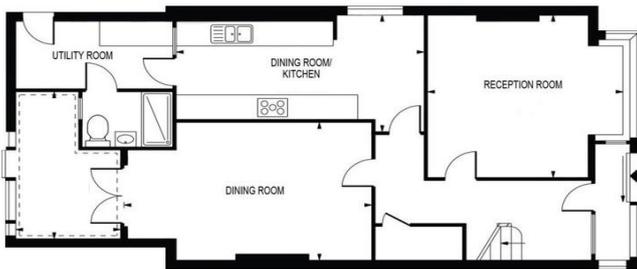
A spacious 5 bedroom detached family home, located within walking distance of reputable schools, local amenities, open spaces, Carshalton Beeches station and bus routes. The ground floor has two reception rooms, kitchen/breakfast room, utility room with downstairs shower room. The first floor then offers 4 good sized bedrooms and family bathroom with the loft being converted into a large bedroom space with its own kitchen and shower room. Additional features include double glazing, gas central heating and a south facing garden. Being sold with no onward chain.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING ROOM 15' 0" x 12' 10" (4.57m x 3.91m)

DINING ROOM 17' 2" x 11' 0" (5.23m x 3.35m)

SUN ROOM 12' 4" x 7' 5" (3.76m x 2.26m)

KITCHEN/BREAKFAST ROOM 17' 6" x 7' 7" (5.33m x 2.31m)

UTILITY ROOM 11' 2" x 5' 1" (3.4m x 1.55m)

SHOWER ROOM 6' 4" x 4' 4" (1.93m x 1.32m)

LANDING

BEDROOM 1 14' 1" x 13' 2" (4.29m x 4.01m)

BEDROOM 2 11' 5" x 11' 4" (3.48m x 3.45m)

BEDROOM 3 13' 9" x 7' 9" (4.19m x 2.36m)

BEDROOM 4 8' 3" x 6' 2" (2.51m x 1.88m)

BATHROOM

STAIRS

LOFT ROOM 24' 6" x 12' 4" (7.47m x 3.76m)

KITCHEN 8' 6" x 8' 1" (2.59m x 2.46m)

SHOWER ROOM 6' 7" x 5' 4" (2.01m x 1.63m)

GARDEN 24' 5" x 23' 10" (7.44m x 7.26m)



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		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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