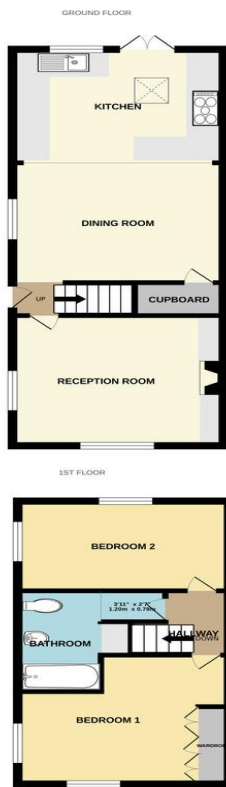




1 St. James Road, Carshalton, SM5 2DT | **Guide Price £435,000 Freehold**

A bright and spacious 2 bedroom semi detached house close to shops & bus routes. The property is nicely presented and has been extended to the rear to create a large kitchen/dining area whilst retaining the original separate lounge. Upstairs there are 2 bedrooms and the bathroom. Carshalton mainline station is nearby and the house conveniently situated for schools and fantastic parkland.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

ENTRANCE HALL

LOUNGE 12' 8" x 10' 7" (3.86m x 3.23m)

DINING AREA 12' 5" x 10' 3" (3.78m x 3.12m)

KITCHEN 12' 7" x 9' 4" (3.84m x 2.84m)

LANDING

BEDROOM 1 13' 1" x 10' 7" (3.99m x 3.23m)

BEDROOM 2 12' 7" x 7' 2" (3.84m x 2.18m)

BATHROOM

GARDEN 37' (11.28m) Approx

PARKING TO FRONT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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