



 PAUL GRAHAM



3 Stanley Road, Carshalton, SM5 4LE | **Guide Price £500,000 Freehold**

A well presented 3 bedroom terraced house ideally located in Carshalton on the Hill. The property boasts an exquisite open plan living/dining area, a modern fitted kitchen, a family bathroom, and on the first floor, you'll find three well-proportioned bedrooms. Notable features include complete double glazing, an enclosed storm porch, efficient gas/radiator central heating, a spacious conservatory, and a westerly facing rear garden. Moreover, the property enjoys proximity to good local schools, walking distance to Wallington & Carshalton Beeches train stations, and green spaces.



PORCH

RECEPTION ROOM 26' 4" x 16' 5" (8.03m x 5m)

KITCHEN 11' 6" x 8' 3" (3.51m x 2.51m)

BATHROOM

CONSERVATORY 11' 0" x 7' 10" (3.35m x 2.39m)

BEDROOM 1 16' 7" x 11' 8" (5.05m x 3.56m)

BEDROOM 2 11' 8" x 9' 1" (3.56m x 2.77m)

BEDROOM 3 8' 4" x 7' 3" (2.54m x 2.21m)

GARDEN

OUTBUILDING



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		80 C
55-68	D	61 D	
39-54	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