



33 Station Road, Carshalton, SM5 2LA | Guide Price £450,000 Freehold

An attractive 2 bedroom semi detached house with garage and parking located towards the end of a cul de sac in the heart of Carshalton Village. The property offers flexible accommodation including an office area on the first floor suitable for working at home. Carshalton High Street and mainline station are a short walk away as are leisure facilities such as Grove Park, Westcroft Leisure Centre and the Ecology Centre.

ENTRANCE HALL

LOUNGE 12' 1" x 10' 9" (3.68m x 3.28m)

DINING ROOM 10' 10" x 9' 9" (3.3m x 2.97m)

KITCHEN 8' 9" x 8' 3" (2.67m x 2.51m)

LANDING

BEDROOM 1 11' 0" x 9' 7" (3.35m x 2.92m)

BEDROOM 2 8' 9" x 7' 8" (2.67m x 2.34m)

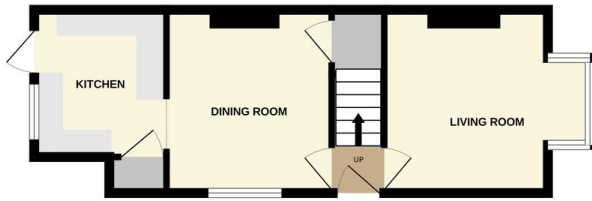
OFFICE AREA 9' 9" x 6' 0" (2.97m x 1.83m)

BATHROOM 9' 8" x 4' 6" (2.95m x 1.37m)

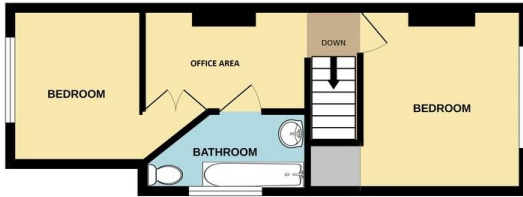
PARKING TO FRONT

GARAGE TO REAR

GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA - 649 sq ft. (60.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sources, systems and appliances shown here are not meant to be used as a guarantee as to their operation or efficacy in this form.
Made with Metaplan (2022)



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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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