



PAUL GRAHAM

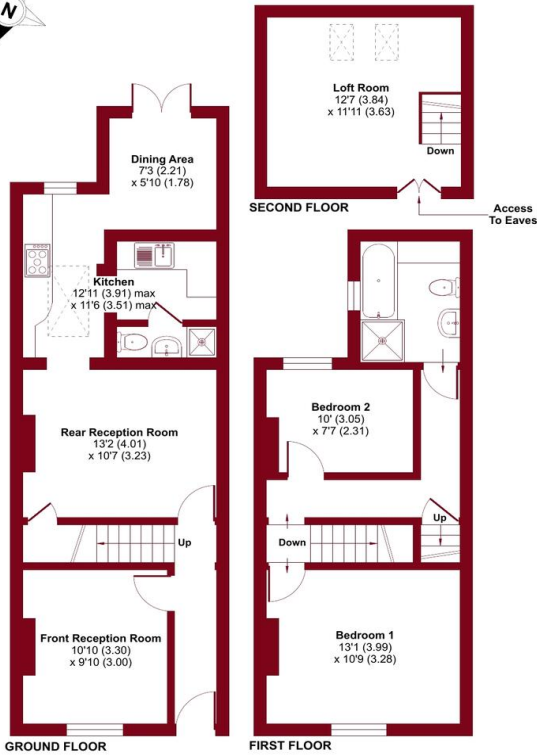


21 St. James Road, Carshalton, SM5 2DT | **Guide Price £480,000 Freehold**

A beautifully presented 2 bedroom cottage which has been extended to provide spacious and flexible accommodation. The property benefits from 2 separate receptions, an upstairs bathroom and additional ground floor shower room, a well planned kitchen and breakfast area and a Southerly aspect garden. Upstairs are 2 bedrooms and a useful loft room. Carshalton station, shopping parades, bus routes and parkland are all within walking distance whilst Sutton town centre offers more comprehensive shopping facilities.

St. James Road, Carshalton, SM5

Approximate Area = 1069 sq ft / 99.3 sq m
For identification only - Not to scale



ENTRANCE HALL

FRONT RECEPTION ROOM 10' 10" x 9' 10" (3.3m x 3m)

REAR RECEPTION ROOM 13' 2" x 10' 7" (4.01m x 3.23m)

KITCHEN 13' 1" x 11' 6" (3.99m x 3.51m) Max

DINING AREA 7' 3" x 5' 10" (2.21m x 1.78m)

SHOWER ROOM/WC

LANDING

BEDROOM 1 13' 1" x 10' 9" (3.99m x 3.28m)

BEDROOM 2 10' x 7' 7" (3.05m x 2.31m)

BATHROOM

LOFT ROOM 12' 7" x 11' 11" (3.84m x 3.63m)

SOUTHERLY ASPECT GARDEN

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nicholson 2023.
Produced for Paul Graham. REF: 1038564

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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.

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

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