



125 Stanley Road, Carshalton, SM5 4LW | **Guide Price £450,000 Freehold**

A charming modernised 2 bedroom terraced house on Stanley Road in Carshalton on the Hill. This home is in impeccable condition, featuring a brand-new kitchen and bathroom. Inside, you'll find two spacious reception rooms and a separate, stylish kitchen with access to a secluded garden. Upstairs, there are two well-sized bedrooms and a family bathroom. This property also offers the convenience of off-road parking and is available with no onward chain.

Stanley Road, Carshalton, SM5

Approximate Area = 818 sq ft / 75.9 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 13' 7" x 10' 0" (4.14m x 3.05m)

DINING ROOM 15' 5" x 11' 7" (4.7m x 3.53m)

KITCHEN 9' 2" x 6' 4" (2.79m x 1.93m)

GARDEN 39' 0" x 16' 0" (11.89m x 4.88m) with rear access

LANDING

BEDROOM 1 13' 7" x 11' 5" (4.14m x 3.48m)

BEDROOM 2 11' 9" x 8' 9" (3.58m x 2.67m)

BATHROOM

OFF ROAD PARKING

NO ONWARD CHAIN

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2023. Produced for Paul Graham. REF: 1036089. PAUL GRAHAM



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		85 B
69-80	C		
55-68	D	66 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