

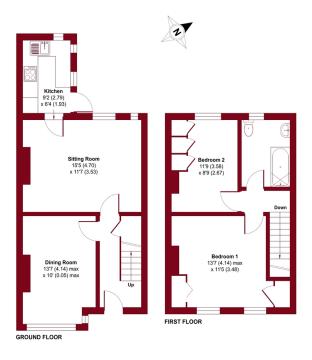


125 Stanley Road, Carshalton, SM5 4LW | Guide Price £450,000 Freehold

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

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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







IMP ORTANT 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.

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