



36 Stanley Square, Carshalton, SM5 4LX | **Guide Price £500,000 Freehold**

An attractive 3 bedroom end of terrace family home requiring some updating. The property is located in a popular residential area backing onto allotments and close to schools, parkland, mainline stations and shopping facilities. Potential to extend subject to the usual consents. Whilst needing some modernisation the house offers off street parking and garage, gardens to 3 sides and is available with no onward chain.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

ENTRANCE HALL

LIVING AREA 13' 3" x 11' 6" (4.04m x 3.51m)

DINING AREA 11' 0" x 10' 6" (3.35m x 3.2m)

KITCHEN 8' 4" x 6' 5" (2.54m x 1.96m)

LANDING

BEDROOM 1 13' 3" x 11' 0" (4.04m x 3.35m)

BEDROOM 2 11' 0" x 11' 0" (3.35m x 3.35m)

BEDROOM 3 8' 0" x 6' 1" (2.44m x 1.85m)

BATHROOM 6' 9" x 6' 1" (2.06m x 1.85m)

GARDENS TO 3 SIDES

GARAGE & DRIVEWAY



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 | | |
| 39-54 | E | 41 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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