

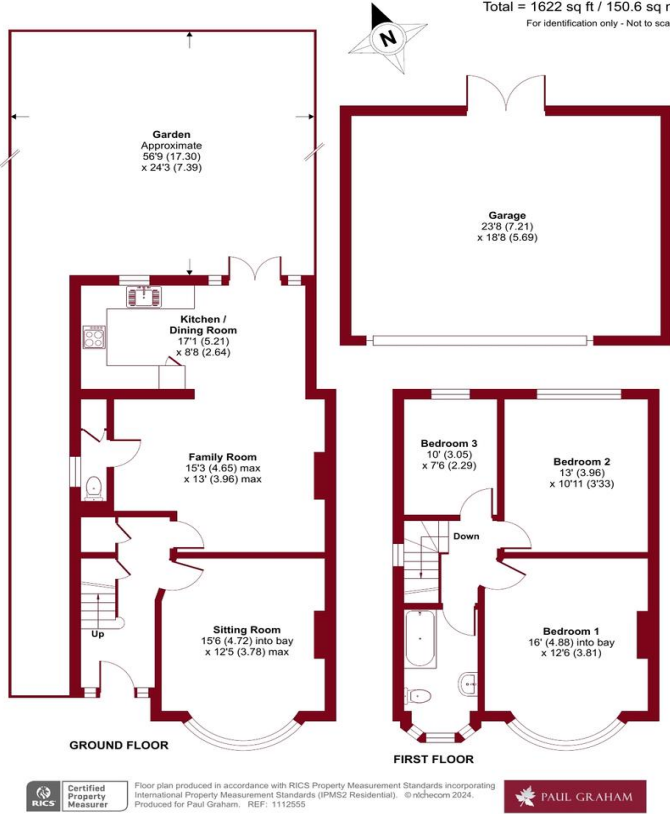


202 Stanley Park Road, Carshalton, SM5 3JP | **Guide Price £695,000 Freehold**

Welcome to this spacious and inviting 3-bedroom extended semi-detached house, perfect for families seeking comfort and convenience. Boasting a modern kitchen and bathroom, this property offers ample living space and is in excellent condition throughout. The ground floor features a convenient downstairs W/C, a bright and spacious living room, a large family room and a kitchen diner. With off-road parking and a large double garage at the rear, there's plenty of room for vehicles and additional storage. Furthermore, the property presents an exciting opportunity for further development, subject to planning permission, making it truly flexible for future growth.

Stanley Park Road, Carshalton, SM5

Approximate Area = 1180 sq ft / 109.6 sq m
 Garage = 442 sq ft / 41 sq m
 Total = 1622 sq ft / 150.6 sq m
 For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 15' 6" x 12' 5" (4.72m x 3.78m)

FAMILY ROOM 15' 3" x 13' 0" (4.65m x 3.96m)

KITCHEN/DINER 17' 1" x 8' 8" (5.21m x 2.64m)

WC

GARDEN 56' 9" x 24' 3" (17.3m x 7.39m)

GARAGE 23' 8" x 18' 8" (7.21m x 5.69m)

LANDING

BEDROOM 1 16' 0" x 12' 6" (4.88m x 3.81m)

BEDROOM 2 13' 0" x 10' 11" (3.96m x 3.33m)

BEDROOM 3 10' 0" x 7' 6" (3.05m x 2.29m)

BATHROOM

OFF ROAD PARKING



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

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