



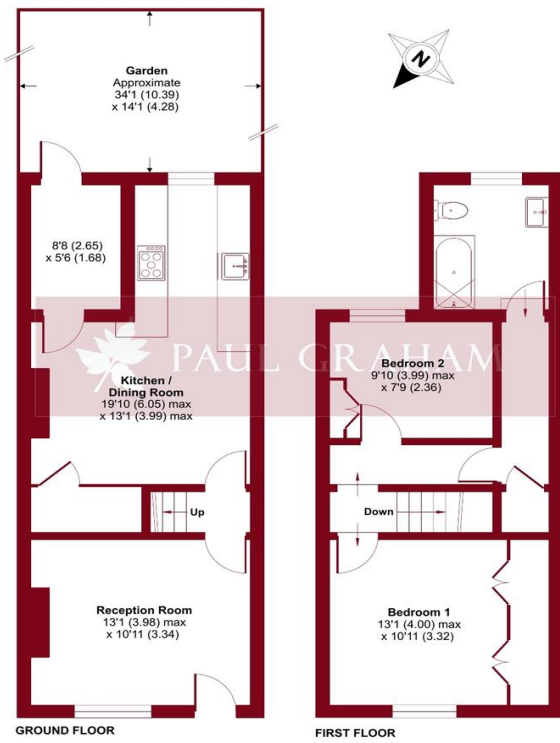
## 37 St. James Road, Carshalton, SM5 2DT | **Guide Price £435,000 Freehold**

This charming two-bedroom period terraced cottage exudes character and warmth, perfect for those seeking a blend of traditional elegance and modern convenience. The cosy living room invites relaxation, while the spacious open-plan kitchen diner, featuring a modern fitted kitchen, is ideal for entertaining. The home also includes a lean-to utility room, providing additional space and functionality. Upstairs, you'll find two spacious bedrooms and a stylish and modern bathroom, thoughtfully designed for contemporary living. The south-easterly-facing landscaped garden offers a tranquil outdoor space, ideal for enjoying sunny mornings and leisurely afternoons.



**St. James Road, Carshalton, SM5**

Approximate Area = 844 sq ft / 78.4 sq m  
For identification only - Not to scale



**RECEPTION ROOM 13' 1" x 10' 11" (3.99m x 3.33m)**

**KITCHEN/DINING ROOM 19' 10" x 13' 1" (6.05m x 3.99m)**

**LEAN TO/UTILITY AREA 8' 8" x 5' 6" (2.64m x 1.68m)**

**GARDEN 34' 1" x 14' 1" (10.39m x 4.29m)**

**LANDING**

**BEDROOM 1 13' 1" x 10' 11" (3.99m x 3.33m)**

**BEDROOM 2 9' 10" x 7' 9" (3m x 2.36m)**

**BATHROOM**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rochecon 2024. Produced for Paul Graham. REF: 1163269



**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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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