

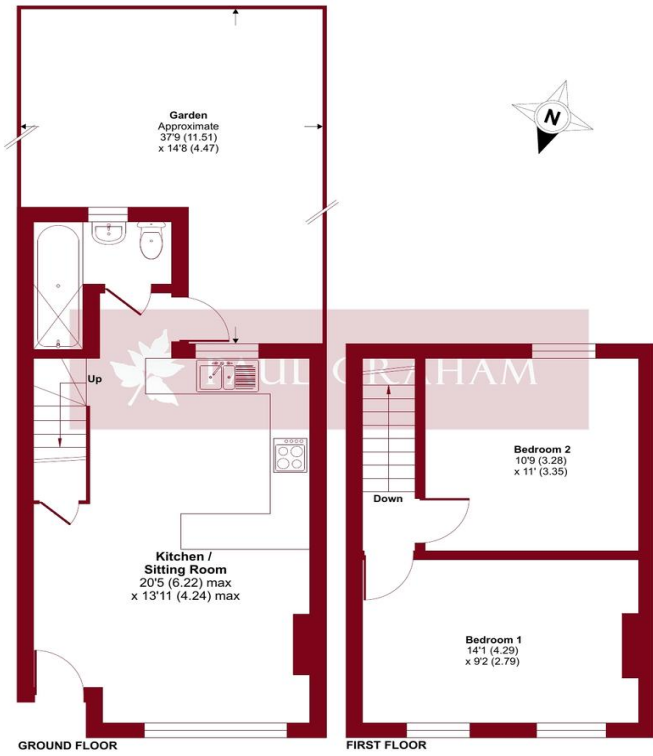


35 St. Andrews Road, Carshalton, SM5 2DY | Guide Price £425,000 Freehold

Introducing a stunning two-bedroom end-of-terrace period cottage, available with no onward chain! This charming property boasts a bright dual aspect open plan reception and kitchen area, filled with natural light and offering a welcoming space for both relaxation and entertaining. The cottage is in excellent condition throughout, featuring a modern kitchen and bathroom that seamlessly blend contemporary convenience with timeless character. Both bedrooms are generously sized doubles, and the property benefits from a delightful southerly aspect garden, ideal for enjoying sunny days and outdoor dining.

St. Andrews Road, Carshalton, SM5

Approximate Area = 621 sq ft / 57.6 sq m
For identification only - Not to scale



KITCHEN/SITTING ROOM 20' 5" x 13' 11"
(6.22m x 4.24m)

BATHROOM

GARDEN 37' 9" x 14' 8" (11.51m x 4.47m)

BEDROOM 1 14' 1" x 9' 2" (4.29m x 2.79m)

BEDROOM 2 10' 9" x 11' 0" (3.28m x 3.35m)

NO ONWARD CHAIN

ON ROAD PARKING

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rdcocom 2024. Produced for Paul Graham. REF: 1108709



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		88 B
69-80	C		
55-68	D	58 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