



PAUL GRAHAM

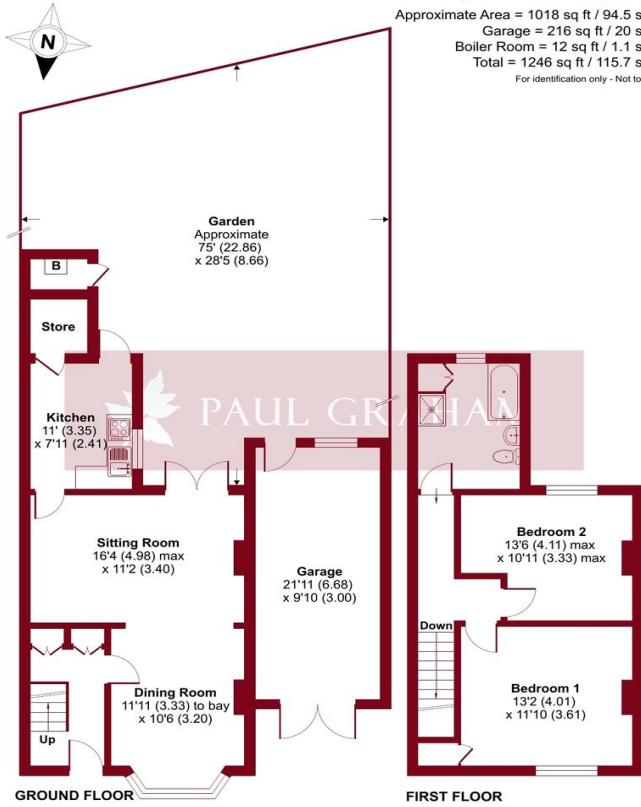


**16 Rochester Road, Carshalton, SM5 2LB | Guide Price £500,000-£525,000 Freehold**

Discover this charming two-bedroom end-of-terrace Victorian-period house, perfectly blending historical charm with modern convenience. The property boasts a spacious living room and diner, creating an inviting space for entertaining and relaxation. The separate kitchen, complete with a large pantry, caters to all your culinary needs. Upstairs, the house features two well-appointed bedrooms and a generous bathroom equipped with both a bath and shower. Outside, enjoy the luxury of a private rear south-facing garden, significantly larger due to its end-of-terrace position. Additional amenities include a private garage to the side and off-street parking, complemented by a delightful front garden.

## Rochester Road, Carshalton, SM5

Approximate Area = 1018 sq ft / 94.5 sq m  
 Garage = 216 sq ft / 20 sq m  
 Boiler Room = 12 sq ft / 1.1 sq m  
 Total = 1246 sq ft / 115.7 sq m  
 For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024.  
 Produced for Paul Graham. REF: 1164429

## ENTRANCE HALL

**DINING ROOM** 11' 11" x 10' 6" (3.63m x 3.2m)

**SITTING ROOM** 16' 4" x 11' 2" (4.98m x 3.4m)

**KITCHEN** 11' 0" x 7' 11" (3.35m x 2.41m)

**PANTRY**

**STORE**

**GARDEN** 75' 0" x 28' 5" (22.86m x 8.66m)

**GARAGE** 21' 11" x 9' 10" (6.68m x 3m)

**LANDING**

**BEDROOM 1** 13' 2" x 11' 10" (4.01m x 3.61m)

**BEDROOM 2** 13' 6" x 10' 11" (4.11m x 3.33m)

**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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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