



PAUL GRAHAM

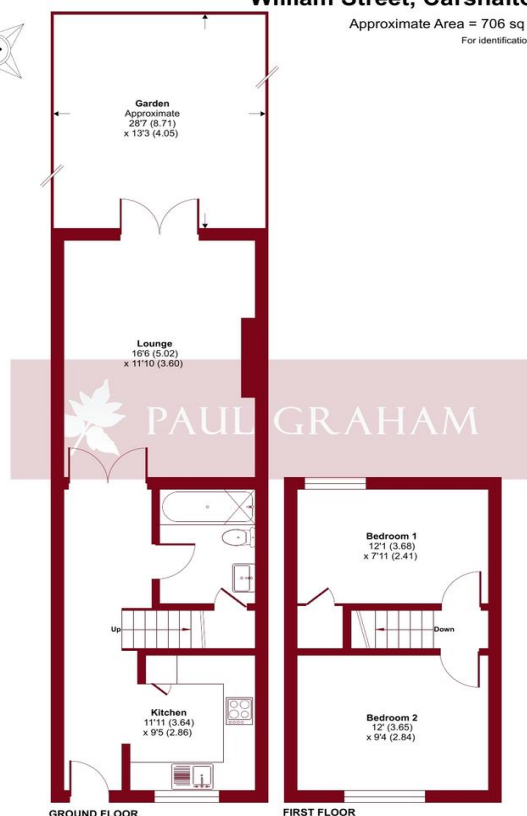


69 William Street, Carshalton, SM5 2RB | Guide Price £400,000 – £425,000

This beautifully presented two-bedroom semi-detached Victorian home forms part of Rose Cottages, a charming pair of 1867-built properties full of period character. Tastefully updated throughout, the property features a generous lounge with direct access to a secluded walled garden, a modern fitted kitchen, and a stylish bathroom - all finished to a high standard. Upstairs, you'll find two well-sized bedrooms, ideal for first-time buyers, couples, or young families. This rarely available home blends classic Victorian charm with modern comfort, set within a peaceful and well-maintained setting.

William Street, Carshalton, SM5

Approximate Area = 706 sq ft / 65.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1273085. © nidecom 2025.

ENTRANCE HALL

KITCHEN 11' 11" x 9' 5" (3.63m x 2.87m)

BATHROOM

LOUNGE 16' 6" x 11' 10" (5.03m x 3.61m)

GARDEN 28' 7" x 13' 3" (8.71m x 4.04m)

BEDROOM 1 12' 1" x 7' 11" (3.68m x 2.41m)

BEDROOM 2 12' 0" x 9' 4" (3.66m x 2.84m)

Part of Rose Cottages — a distinctive pair of 1867-built Victorian homes



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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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