



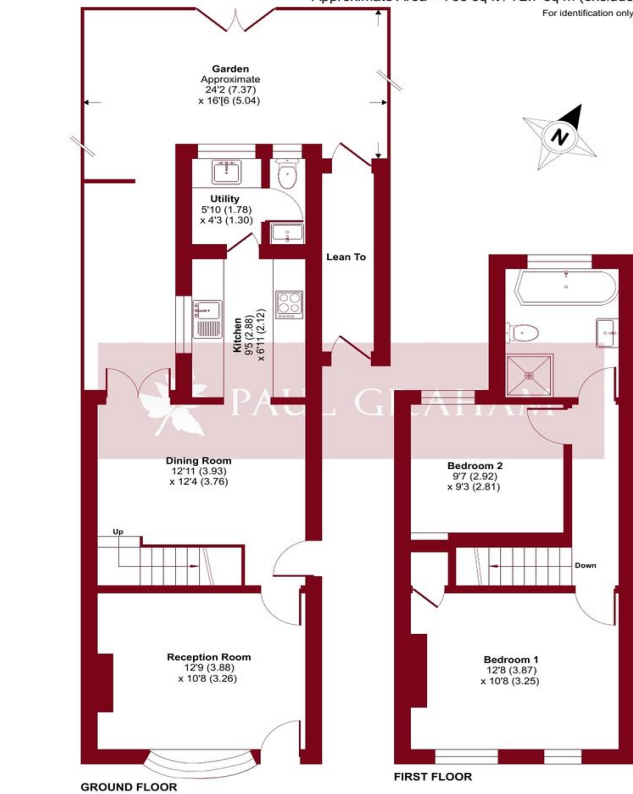
2 St. James Road, Carshalton, SM5 2DU | **Guide Price £450,000 Freehold**

A well-presented two double bedroom end-terrace home offering flexible living space, modern comforts and excellent storage. Ideally located close to local amenities and a mainline station, the property further benefits from air conditioning, a useful loft space and is offered to the market with no onward chain.

St. James Road, Carshalton, SM5

Approximate Area = 783 sq ft / 72.7 sq m (excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Paul Graham. REF: 1395363

RECEPTION ROOM 12' 9" x 10' 8" (3.89m x 3.25m)

DINING ROOM 12' 11" x 12' 4" (3.94m x 3.76m)

KITCHEN 9' 5" x 6' 11" (2.87m x 2.11m)

UTILITY ROOM 5' 10" x 4' 3" (1.78m x 1.3m)

WC

GARDEN 24' 2" x 16' 6" (7.37m x 5.03m)

LEAN TO/SIDE ACCESS

LANDING

BEDROOM 1 12' 8" x 10' 8" (3.86m x 3.25m)

BEDROOM 2 9' 7" x 9' 3" (2.92m x 2.82m)

BATHROOM

LOFT

NO ONWARD CHAIN



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 | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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