



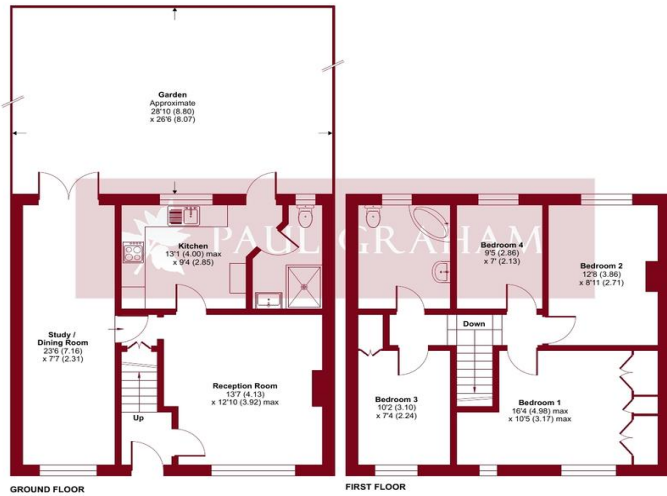
## 57 St. Johns Road, Carshalton, SM5 2EB | **Guide Price £550,000 Freehold**

This well-presented four-bedroom semi-detached house offers generous and well-balanced accommodation, featuring four genuine double bedrooms, two bathrooms and two reception rooms, making it an ideal home for growing families. The property is in good overall condition while also offering excellent scope for a buyer to remodel, extend or reconfigure to suit their own style and requirements (STPP). Externally, the home benefits from off-road parking to the front and a particularly attractive southerly-aspect rear garden, providing excellent natural light



St. Johns Road, Carshalton, SM5

Approximate Area = 1146 sq ft / 106.4 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: 1402896. © nchcom 2020.



**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.

## ENTRANCE HALL

**RECEPTION ROOM** 13' 7" x 12' 10" (4.14m x 3.91m)

**KITCHEN** 13' 1" x 9' 4" (3.99m x 2.84m)

**STUDY/DINNING ROOM** 23' 6" x 7' 7" (7.16m x 2.31m)

## BATHROOM

**SOUTHERLY ASPECT GARDEN** 28' 10" x 26' 6" (8.79m x 8.08m)

**BEDROOM 1** 16' 4" x 10' 5" (4.98m x 3.18m)

**BEDROOM 2** 12' 8" x 8' 11" (3.86m x 2.72m)

**BEDROOM 3** 10' 2" x 7' 4" (3.1m x 2.24m)

**BEDROOM 4** 9' 5" x 7' 0" (2.87m x 2.13m)

## BATHROOM

## OFF-ROAD PARKING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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