

53 Stanley Square, Carshalton, SM5 4LX  
£600,000 - £625,000



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

A superb three-bedroom end of terrace house set on a generous corner plot, offering excellent scope to further extend or develop (STPP). The property is presented in excellent condition throughout and is ideal for buyers seeking a home they can enjoy immediately while also adding value in the future. The accommodation comprises a welcoming sitting room, a separate dining room and a well-proportioned kitchen, all arranged for comfortable family living. Upstairs, there are three bedrooms and a family bathroom. Externally, the property truly stands out, boasting a large garden, off-road parking and a detached garage, making this a rare opportunity for the area.





## ROOMS

### ENTRANCE HALL

**SITTING ROOM** 13' 5" x 11' 5" (4.09m x 3.48m)

**DINING ROOM** 20' 6" x 11' 5" (6.25m x 3.48m)

**KITCHEN** 17' 8" x 7' 4" (5.38m x 2.24m)

### WC

### SHOWER

**BEDROOM 1** 13' 5" x 10' 10" (4.09m x 3.3m)

**BEDROOM 2** 11' 1" x 10' 6" (3.38m x 3.2m)

**BEDROOM 3** 8' 1" x 5' 10" (2.46m x 1.78m)

### BATHROOM

**GARDEN** 102' 7" x 94' 6" (31.27m x 28.8m)

**GARAGE** 23' 11" x 8' 7" (7.29m x 2.62m)

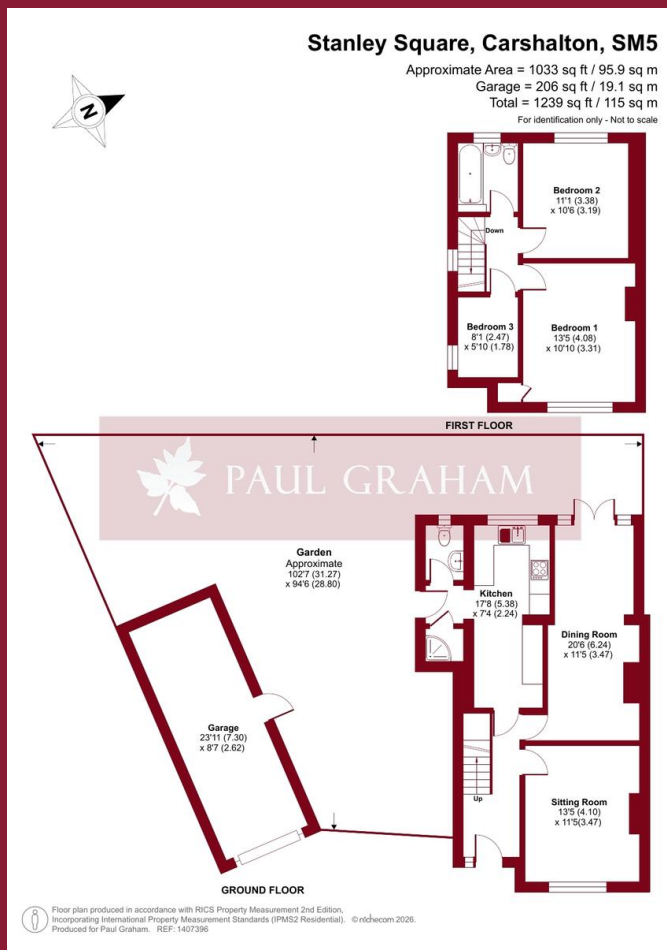
### OFF ROAD PARKING



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# FLOOR PLAN



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

**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.

## WALLINGTON

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