



PAUL GRAHAM



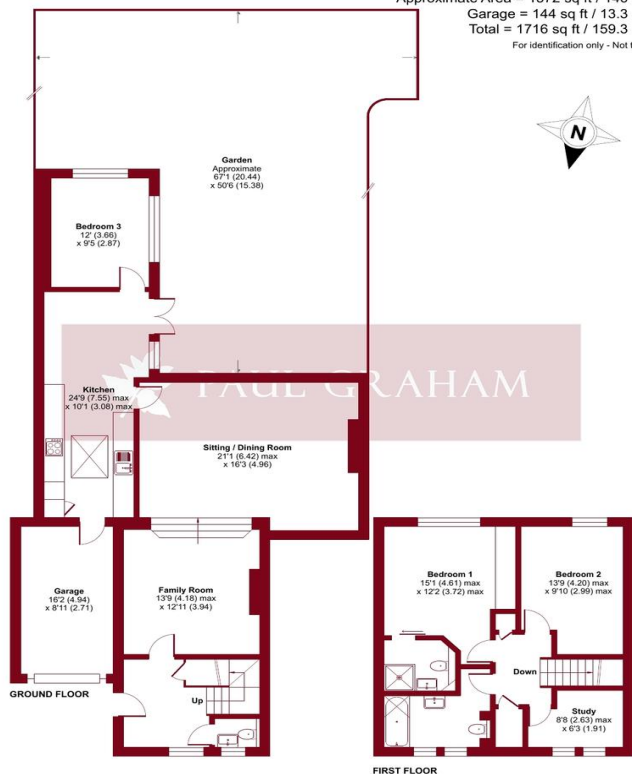
224 Carshalton Road, Sutton, SM1 4SA | **Offer over £600,000 Freehold**

Offered with no onward chain, this attractive 3/4 bedroom period semi-detached home extends to approximately 1,716 sq ft / 159.3 sq m and offers a flexible, well-balanced layout ideal for modern family living. Positioned on a sought-after road within easy reach of Sutton High Street and the mainline station, the property combines character features with generous living space, off-street parking, and excellent access to well-regarded schools.



## Carshalton Road, Sutton, SM1

Approximate Area = 1572 sq ft / 146 sq m  
Garage = 144 sq ft / 13.3 sq m  
Total = 1716 sq ft / 159.3 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: 1407215. © richcom 2026.

## ENTRANCE HALL

**FAMILY ROOM** 13'9" x 12'11" (4.19m x 3.94m)

**SITTING/DINING ROOM** 21'1" x 16'3" (6.43m x 4.95m)

**KITCHEN/BREAKFAST ROOM** 24'9" x 10'1" (7.54m x 3.07m)

**BEDROOM/STUDY** 12'0" x 9'5" (3.66m x 2.87m)

**GARDEN** 67'1" x 50'6" (20.45m x 15.39m)

**GARAGE** 16'2" x 8'11" (4.93m x 2.72m)

**WC**

**LANDING**

**BEDROOM 1** 15'1" x 12'2" (4.6m x 3.71m)

**ENSUITE**

**BEDROOM 2** 13'9" x 9'10" (4.19m x 3m)

**STUDY/BOX ROOM** 8'8" x 6'3" (2.64m x 1.91m)  
Into wardrobe

**BATHROOM**

**GATED DRIVEWAY**

**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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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