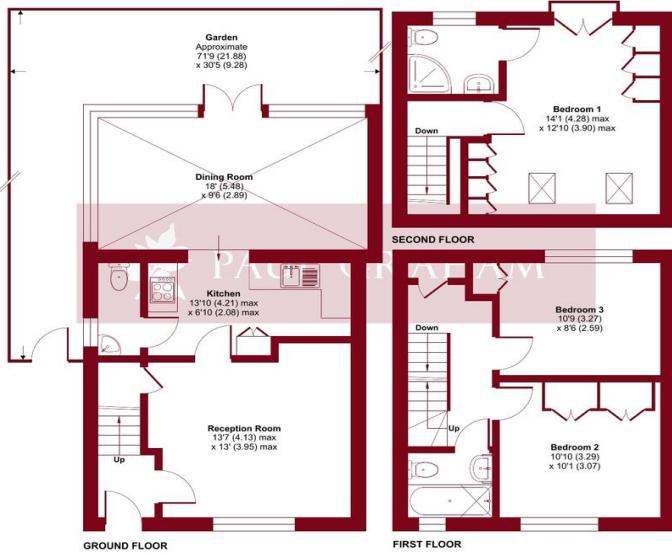




8 St. Andrews Road, Carshalton, SM5 2DY | **Guide Price £550,000 - £565,000 Freehold**

A charming and spacious three double bedroom semi-detached house on the sought-after St. Andrews Road in Carshalton. Offering 1,068 sq ft of well-balanced accommodation, off-street parking, a landscaped rear garden backing onto allotments and excellent potential to extend (STPP), this is a superb family home in a prime location within walking distance of Carshalton station and Village.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026.  
Produced for Paul Graham. REF: 1410735



## ENTRANCE HALL

**RECEPTION ROOM** 13' 7" x 13' 0" (4.14m x 3.96m)

**KITCHEN** 13' 10" x 6' 10" (4.22m x 2.08m)

## WC

**DINING ROOM** 18' 0" x 9' 6" (5.49m x 2.9m)

**GARDEN** 71' 9" x 30' 5" (21.87m x 9.27m)

## LANDING

**BEDROOM 2** 10' 10" x 10' 1" (3.3m x 3.07m)

**BEDROOM 3** 10' 9" x 8' 6" (3.28m x 2.59m)

## BATHROOM

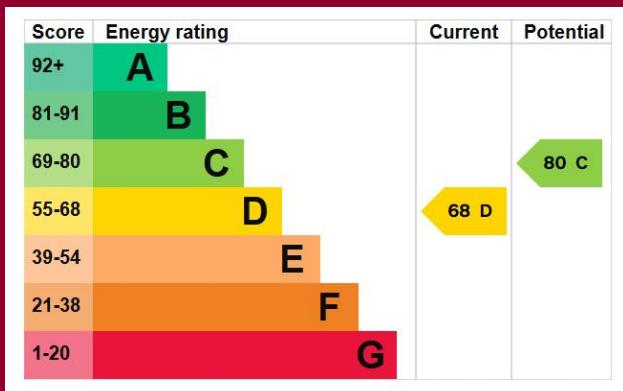
**BEDROOM 1** 14' 1" x 12' 10" (4.29m x 3.91m)

## ENSUITE

## OFF-ROAD PARKING



**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.



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