



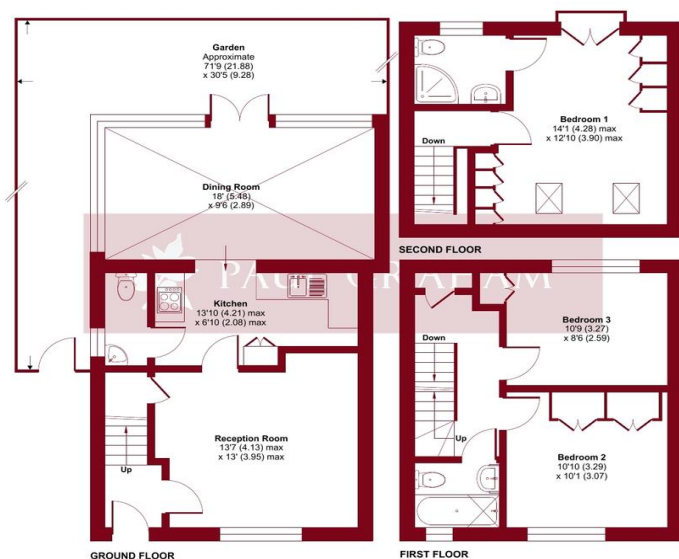
8 St. Andrews Road, Carshalton, SM5 2DY | **Guide Price £550,000 - £565,000 Freehold**

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.



## St. Andrews Road, Carshalton, SM5

Approximate Area = 1068 sq ft / 99.2 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). © nchecom 2026. Produced for Paul Graham. REF: 1410735



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

## 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**

## CARSHALTON

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