



## 94 Stanley Road, Carshalton, SM5 4LF | **Guide Price £500,000 Freehold**

A beautifully extended and immaculately presented two bedroom home on Stanley Road in Carshalton on the Hill, featuring a modern kitchen and bathroom, landscaped garden and large rear double garage. Offering further potential to extend into the loft subject to consent, the property is ideally located within walking distance of Carshalton Beeches and Wallington stations, close to Wallington High Street and Carshalton Village, and surrounded by highly regarded schools.

## Stanley Road, Carshalton, SM5

Approximate Area = 960 sq ft / 89.1 sq m  
 Garage = 239 sq ft / 22.2 sq m  
 Total = 1199 sq ft / 111.3 sq m  
 For identification only - Not to scale



### ENTRANCE HALL

**RECEPTION ROOM** 13' 7" x 8' 11" (4.14m x 2.72m)

**KITCHEN** 16' 5" x 9' 4" (5m x 2.84m)

**DINING ROOM** 14' 0" x 10' 11" (4.27m x 3.33m)

**DOWNSTAIRS WC**

**LANDING**

**BEDROOM 1** 16' 5" x 10' 6" (5m x 3.2m)

**BEDROOM 2** 12' 6" x 8' 6" (3.81m x 2.59m)

**BATHROOM**

**GARDEN** 53' 5" x 17' 1" (16.28m x 5.21m)

**GARAGE** 15' 8" x 15' 3" (4.78m x 4.65m)

**OFF-ROAD PARKING**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Paul Graham. REF: 1420758



**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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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