



PAUL GRAHAM



57 Stanley Square, Carshalton, SM5 4LX | **Guide Price £500,000**

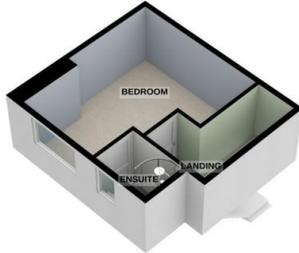
A beautifully presented and extended 4 bedroom terraced home. Located close to shops, bus routes, schools and Carshalton Beeches station on a popular residential road overlooking the green. The property has been improved by the present owners and features include a rear extension with modern kitchen/breakfast room, loft conversion with ensuite shower room, newly fitted bathroom, parking to front and a lovely well maintained garden with garage at the rear.



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.

TOTAL FLOOR AREA : 1159 sq.ft. (107.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2021

PORCH

ENTRANCE HALL

LIVING ROOM 11' 4" x 10' 4" (3.45m x 3.15m)

DINING ROOM 10' 11" x 10' 2" (3.33m x 3.1m)

CONSERVATORY 9' 3" x 8' 2" (2.82m x 2.49m)

KITCHEN 18' 1" x 7' 3" (5.51m x 2.21m)

LANDING

BEDROOM 2 11' x 10' 10" (3.35m x 3.3m)

BEDROOM 3 10' 11" x 10' 10" (3.33m x 3.3m)

BEDROOM 4 8' x 6' (2.44m x 1.83m)

BATHROOM

STAIRS

BEDROOM 1 14' x 12' 3" (4.27m x 3.73m)

ENSUITE

GARDEN 50' x 18' 3" (15.24m x 5.56m)

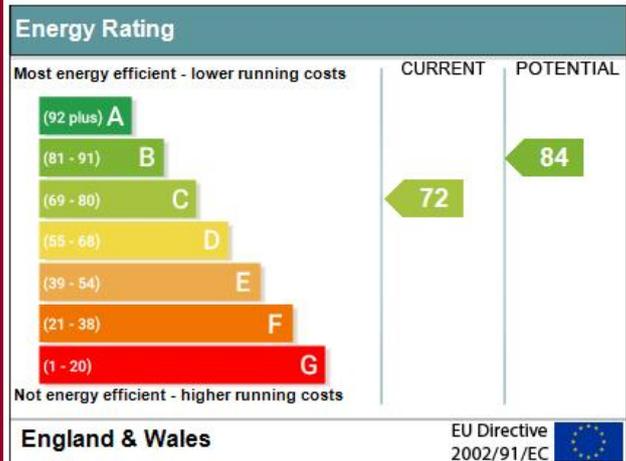
GARAGE 13' 8" x 7' 10" (4.17m x 2.39m)

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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