

Butler's

thoughtful estate agency



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Stanley Road
Carshalton, SM5 4LW
Guide price £475,000

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Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property or more modern houses that maybe loses some of that aesthetic appeal you love - with any of these choices possibly being in a location that just isn't quite right. Stanley Road is the solution to your problem! Positioned within a location that is friendly yet quiet, you really can have it all. Pulling up to your home after a hard day at work or just relaxing in your wonderful rear garden, you'll look back up at your house and won't be disappointed with just how lovely it is. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The well-proportioned lounge/diner is a perfect place to chill out with a good book or throw one of your dinner parties, whilst to the front of the house, the modern kitchen has a good degree of space to cook up a storm in. Upstairs, the house continues to offer everything you could ever need, with a fabulous master with integrated wardrobes and two further bedrooms, perfect for a home office, kids or spare bedroom. The family bathroom is also a joy, a great space to unwind in after a hard day of zoom calls! So, what about location? Well you really are in the center of it all here, being within walking distance to Carshalton, Wallington & Sutton, with a vast selection of shopping facilities, restaurants and bars, with excellent transport links whizzing you up to town in no time at all. So, downsides? Well if you consider the property also has no onward chain, we're struggling to find any!



GROUND FLOOR

Living/Dining Room
17'11 x 13'11 (5.46m x 4.24m)

Kitchen
11'1 x 7'6 maximum (3.38m x 2.29m maximum)

Cloakroom

FIRST FLOOR

Landing

Bedroom
13'11 x 15'5 (4.24m x 4.70m)

Bedroom
11'3 x 6'6 (3.43m x 1.98m)

Bedroom
8'2 x 7'1 (2.49m x 2.16m)

Bathroom

8'10 x 7'6 maximum (2.69m x 2.29m maximum)

OUTSIDE

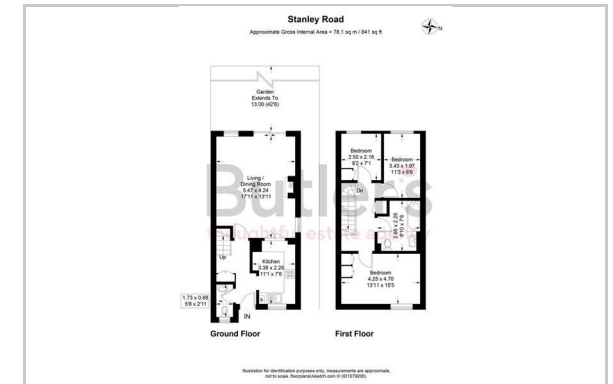
Rear Garden

Front Garden

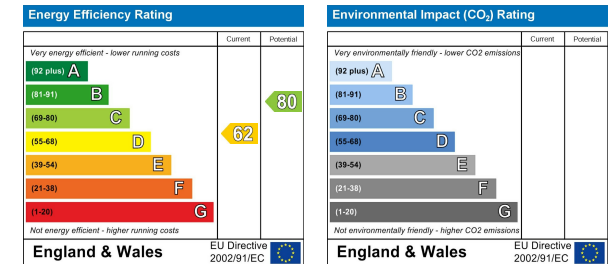
Area Map



Floor Plan



Energy Efficiency Graph



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