



 PAUL GRAHAM

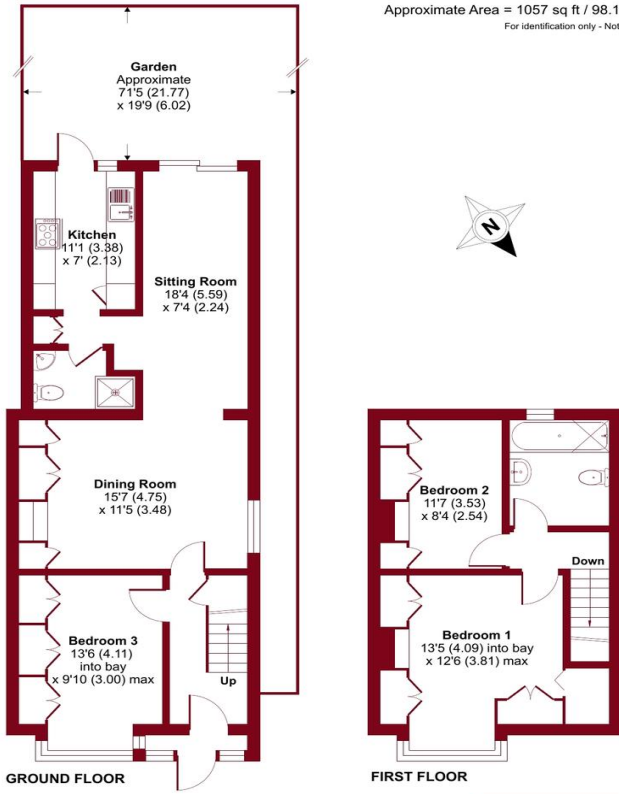


147 Stanley Road, Carshalton, SM5 4LW | **Guide Price £500,000 Freehold**

A bright and spacious 2/3 bedroom extended semi-detached house ideally located in Carshalton on the Hill. The property has been extended to the rear to provide flexible accommodation and features include an upstairs bathroom and an additional shower room on the ground floor, a large garden and parking.

Stanley Road, Carshalton, SM5

Approximate Area = 1057 sq ft / 98.1 sq m
For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkhocom 2024. Produced for Paul Graham. REF: 1088367

ENTRANCE PORCH

ENTRANCE HALL

BEDROOM 3 (CURRENTLY) 13' 6" x 9' 10" (4.11m x 3m)

DINING ROOM 15' 7" x 11' 5" (4.75m x 3.48m)

SITTING ROOM 18' 4" x 7' 4" (5.59m x 2.24m)

KITCHEN 11' 1" x 7' (3.38m x 2.13m)

SHOWER ROOM

LANDING

BEDROOM 1 13' 5" x 12' 6" (4.09m x 3.81m)

BEDROOM 2 11' 7" x 8' 4" (3.53m x 2.54m)

BATHROOM

GARDEN 71' 5" x 19' 9" (21.77m x 6.02m)

PARKING TO FRONT



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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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