



**40 Stoneleigh Road, Carshalton, SM5 1JZ | Guide Price £375,000 Freehold**

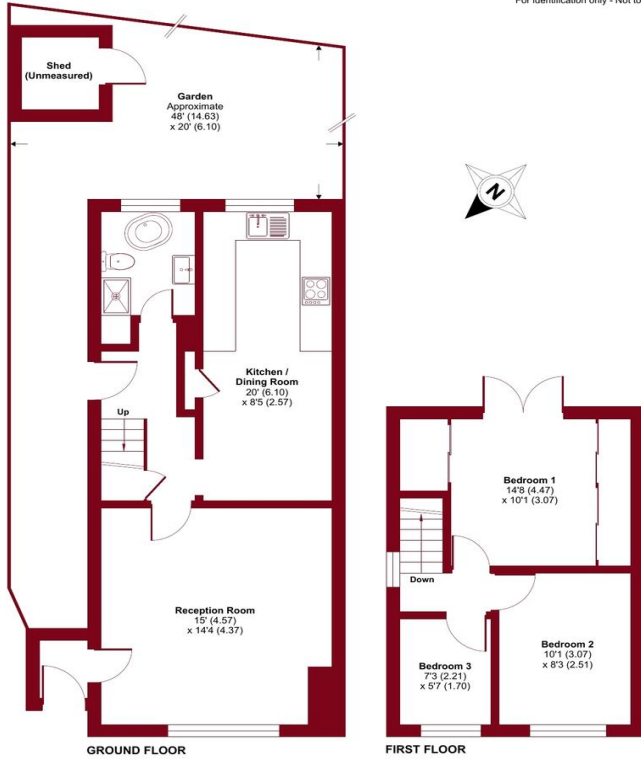
A charming three bedroom end terrace house in Carshalton. The property boasts a bright and spacious reception room which has been extended, a separate kitchen and dining room, off road parking, gas central heating and a beautiful mature rear garden



## Stoneleigh Road, Carshalton, SM5

Approximate Area = 827 sq ft / 76.8 sq m (excludes shed)

For identification only - Not to scale



### PORCH

RECEPTION ROOM 15' 0" x 14' 4" (4.57m x 4.37m)

KITCHEN/DINER 20' 0" x 8' 5" (6.1m x 2.57m)

### HALL

### BATHROOM

GARDEN 48' 0" x 20' 0" (14.63m x 6.1m)

BEDROOM 1 14' 8" x 10' 1" (4.47m x 3.07m)

BEDROOM 2 10' 1" x 8' 3" (3.07m x 2.51m)

BEDROOM 3 7' 3" x 5' 7" (2.21m x 1.7m)

### OFF ROAD PARKING

### NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1133209



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		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

## CARSHALTON

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