



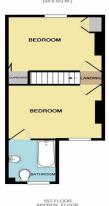


29 St. James Road, Carshalton, SM5 2DT | Guide Price £435,000 Freehold

A beautifully presented 2 bedroom cottage located in a popular road close to shops and bus routes. The property is within walking distance of shopping parades, restaurants and Carshalton mainline station. The area is alsowell served with a good selection of leisure facilities, fantastic parkland and open spaces. The more comprehensive shopping facilities of Sutton town centre are a bus ride or short drive away. No Chain.



APPROX. FLOOR AREA 372 SQ.FT.



AREA 58 SQ.FT.
(3.5 SQ.M.)
TOTAL APPROX. FLOW AREA 735 GFT, (66.1 SQ.M.)
Whist every attempt has been made to encount AREA 735 of the flow place romined here, measurements of doces, windows, crowns and any other times are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any composition, or mis-statement. This plan is for illustrative purposes only and should be used as such by any compositive purchase.

DINING ROOM (CURRENTLY USED AS BEDROOM) 10' 8" x 9' 8" (3.25m x 2.95m)

LOUNGE 13' 1" x 10' 6" (3.99m x 3.2m)

KITCHEN 8' 2" x 6' 8" (2.49m x 2.03m)

LANDING

BEDROOM 1 13' 2" x 10' 9" (4.01m x 3.28m)

BEDROOM 2 13' 1" x 10' 7" (3.99m x 3.23m)

BATHROOM (off bedroom 2)

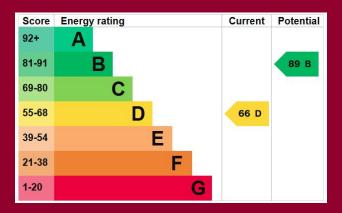
SOUTHERLY ASPECT GARDEN 43' 0" (13.11m) Approx

ON ROAD PARKING





IMP ORTANT 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 regul ations 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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