



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 also well 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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 372 SQ. FT.  
(34.6 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 361 SQ. FT.  
(33.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 733 SQ. FT. (68.1 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2019

**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**



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

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