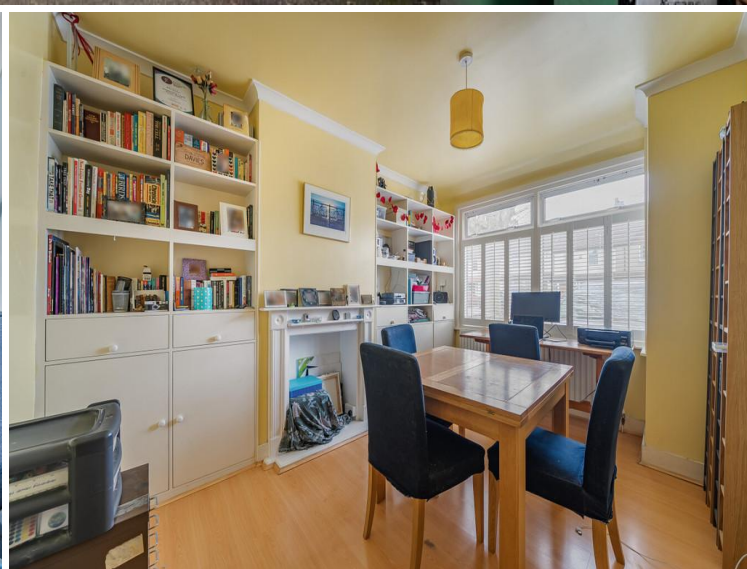




 PAUL GRAHAM



148 Stanley Road, Carshalton, SM5 4LS | Guide Price £475,000 - £485,000 Freehold

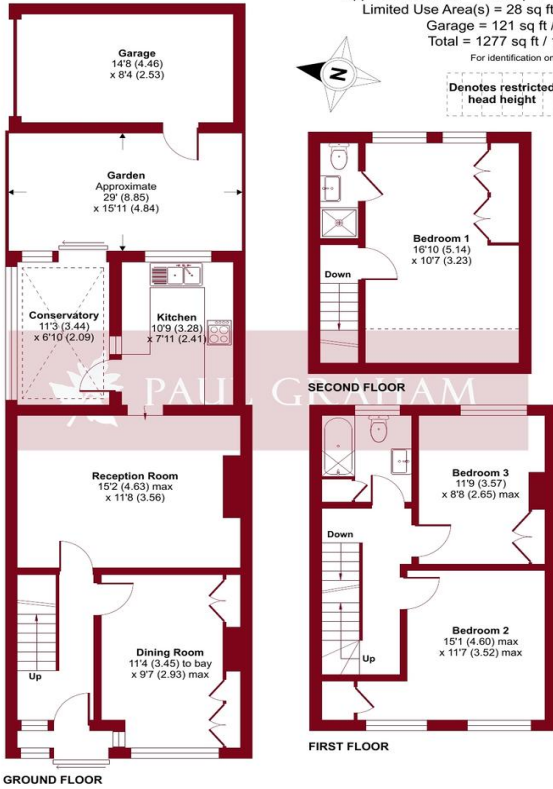
This charming extended three double-bedroom end-of-terrace home offers spacious and versatile living, perfect for families. The property boasts a generous reception room, a separate dining area, and a kitchen leading to a bright conservatory/utility room. Upstairs, two well-proportioned bedrooms and a family bathroom are complemented by a spacious loft conversion featuring a principal bedroom with an en-suite. Additional benefits include off-road parking, a private garden with a garage, and further potential to extend (STPP)

Stanley Road, SM5

Approximate Area = 1128 sq ft / 104.7 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025. Produced for Paul Graham. REF: 1239941

PORCH

ENTRANCE HALL

DINING ROOM 11' 4" x 9' 7" (3.45m x 2.92m)

RECEPTION ROOM 15' 2" x 11' 8" (4.62m x 3.56m)

KITCHEN 10' 9" x 7' 11" (3.28m x 2.41m)

CONSERVATORY/UTILITY AREA 11' 3" x 6' 10" (3.43m x 2.08m)

GARDEN 29' 0" x 15' 11" (8.84m x 4.85m)

GARAGE 14' 8" x 8' 4" (4.47m x 2.54m)

BEDROOM 2 15' 1" x 11' 7" (4.6m x 3.53m)

BEDROOM 3 11' 9" x 8' 8" (3.58m x 2.64m)

BATHROOM

BEDROOM 1 16' 10" x 10' 7" (5.13m x 3.23m)

ENSUITE

OFF 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		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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