



 **PAUL GRAHAM**



10 Anglesey Gardens, Carshalton, SM5 3JE | **Guide Price £775,000 Freehold**

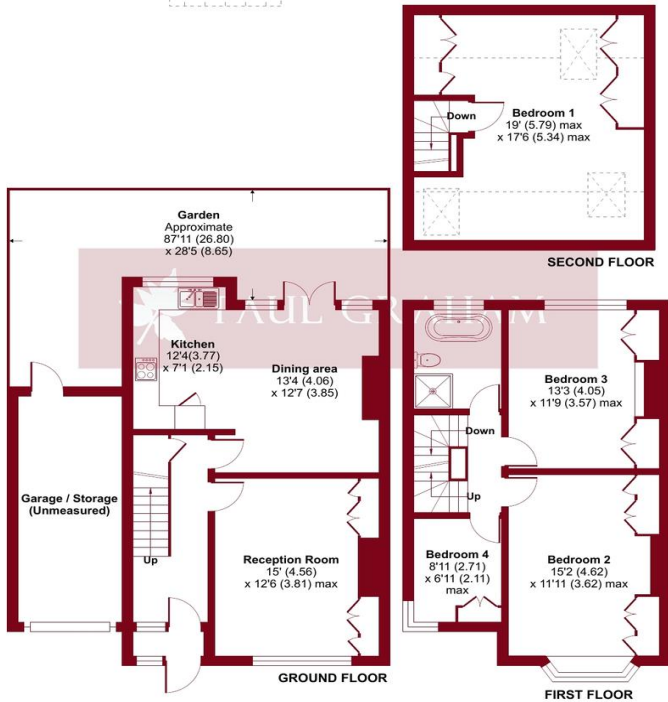
This spacious and extended four-bedroom semi-detached home is situated in one of Carshalton's most sought-after residential areas. The ground floor features a generous living room, while the rear has been transformed into an impressive open-plan kitchen, dining, and family space with French doors leading to a beautifully maintained 90 ft east-facing garden. Upstairs, the first floor offers three well-proportioned bedrooms and a stunning family bathroom, beautifully designed with high-end finishes. The top floor boasts a large double bedroom, with the potential to add a dormer (STPP) to create an exceptional principal suite with an en-suite. The property also includes an attached garage with potential for conversion or extension (subject to planning), along with off-street parking.

Anglesey Gardens, Carshalton, SM5

Approximate Area = 1290 sq ft / 119.8 sq m (excludes garage / storage)
Limited Use Area(s) = 135 sq ft / 12.5 sq m
Total = 1425 sq ft / 132.3 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). © niohcom 2025. Produced for Paul Graham. REF: 1248942



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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

PORCH

ENTRANCE HALL

RECEPTION ROOM 15' 0" x 12' 6" (4.57m x 3.81m)

DINING AREA 13' 4" x 12' 7" (4.06m x 3.84m)

KITCHEN 12' 4" x 7' 1" (3.76m x 2.16m)

GARDEN 87' 11" x 28' 5" (26.8m x 8.66m)

GARAGE

LANDING

BEDROOM 2 15' 2" x 11' 11" (4.62m x 3.63m)

BEDROOM 3 13' 3" x 11' 9" (4.04m x 3.58m)

BEDROOM 4 8' 11" x 6' 11" (2.72m x 2.11m)

BATHROOM

BEDROOM 1 19' 0" x 17' 6" (5.79m x 5.33m)

OFF ROAD PARKING



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