



PAUL GRAHAM



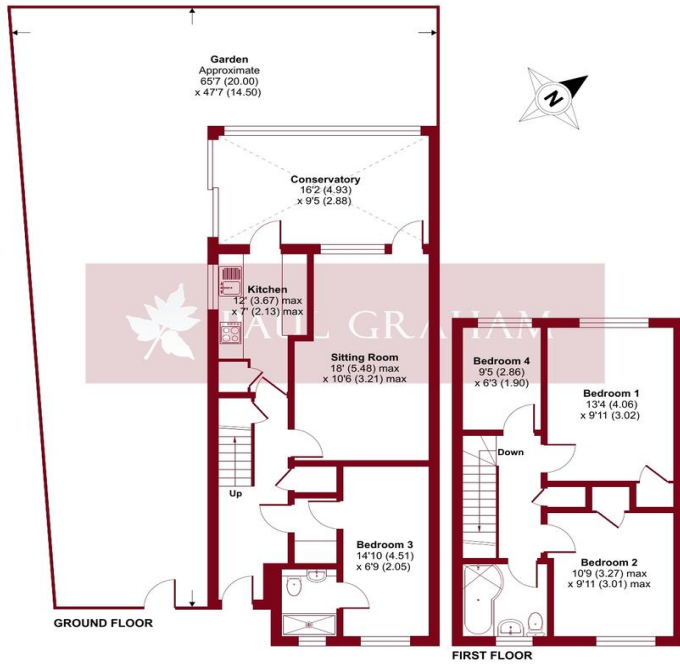
## 2 Cator Road, Carshalton, SM5 3BX | Guide Price **£550,000 - £570,000 Freehold**

Welcome to this beautiful and cosy four-bedroom home, full of warmth, modern comfort and positioned in one of Carshalton's most desirable locations. Downstairs, you'll find a welcoming living room, a functional galley kitchen, a bright and sunny conservatory, and a spacious bedroom with its own ensuite-perfect for guests, a home office, or multi-generational living. Upstairs, there are three further bedrooms and a well-appointed family bathroom, offering flexibility for growing families. A lovely private garden with an attractive koi pond-perfect for relaxing and entertaining. All Saints Primary School, one of the most sought-after schools in the area, is just a short walk away. The area is well-regarded for its outstanding local schools, making it a sought-after choice for families.



## Cator Road, Carshalton, SM5

Approximate Area = 1146 sq ft / 106.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1261540. © nchcom 2025.

## ENTRANCE HALL

**SITTING ROOM** 18' 0" x 10' 6" (5.49m x 3.2m)

**KITCHEN** 12' 0" x 7' 0" (3.66m x 2.13m)

**CONSERVATORY** 16' 2" x 9' 5" (4.93m x 2.87m)

**GARDEN** 65' 7" x 47' 7" (19.99m x 14.5m)

**BEDROOM 1** 13' 4" x 9' 11" (4.06m x 3.02m)

**BEDROOM 2** 10' 9" x 9' 11" (3.28m x 3.02m)

**BEDROOM 3** 14' 10" x 6' 9" (4.52m x 2.06m)

## ENSUITE

**BEDROOM 4** 9' 5" x 6' 3" (2.87m x 1.91m)

## BATHROOM

## 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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