



PAUL GRAHAM



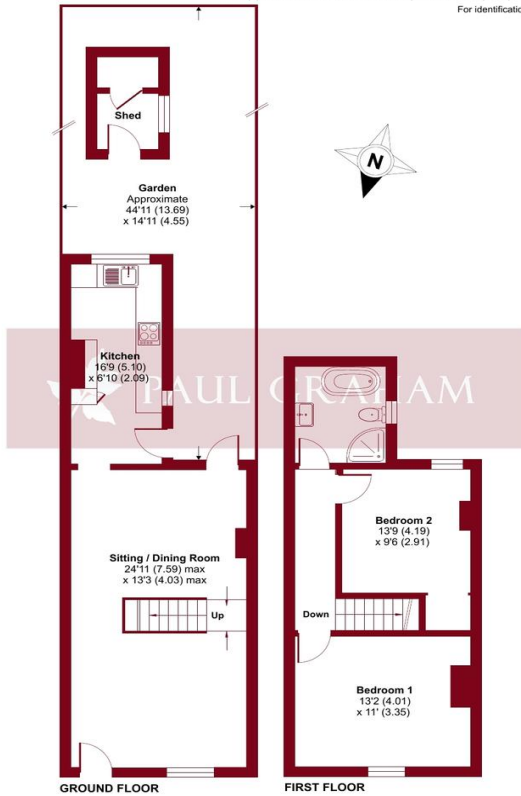
23 St. James Road, Carshalton, SM5 2DT | **Guide Price £450,000 Freehold**

This beautifully presented Victorian two-bedroom house has been thoughtfully updated and finished to an exceptional standard throughout. Offering spacious and stylish interiors, the property boasts a generous open-plan sitting/dining room perfect for entertaining, complemented by a modern extended kitchen with sleek fittings and direct access to the garden. Upstairs, you'll find two well-proportioned double bedrooms, both immaculately decorated, along with a contemporary family bathroom featuring modern fixtures. The landscaped rear garden is a real highlight, complete with a garden room ideal as a home office or studio, making this home as functional as it is attractive.

St. James Road, Carshalton, SM5

Approximate Area = 835 sq ft / 77.5 sq m (excludes store)

For identification only - Not to scale



SITTING/DINING ROOM 24' 11" x 13' 3"
(7.59m x 4.04m)

KITCHEN 16' 9" x 6' 10" (5.11m x 2.08m)

GARDEN 44' 11" x 14' 11" (13.69m x 4.55m)

GARDEN ROOM

BEDROOM 1 13' 2" x 11' 0" (4.01m x 3.35m)

BEDROOM 2 13' 9" x 9' 6" (4.19m x 2.9m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1299926. © nchcom 2025.



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

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