



PAUL GRAHAM



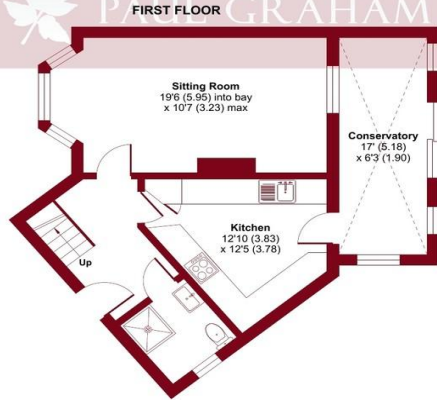
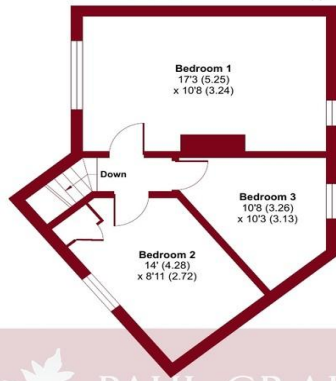
11 Waltham Road, Carshalton, SM5 1PL | **£450,000 Freehold**

Offered to the market with no onward chain, this rare and unique three-bedroom semi-detached house occupies a generous corner plot and presents a fantastic opportunity for those looking to put their own stamp on a home. The ground floor features a bright dual-aspect sitting room, a spacious kitchen, a conservatory/lean-to, and a modern bathroom, while upstairs offers three well-proportioned bedrooms. Although requiring modernisation throughout, the property benefits from a large side garden offering excellent potential for a substantial extension (STPP), as well as off-road parking. With its distinctive layout, impressive room sizes, and scope to improve, this home is a rare find that's not to be missed.

Waltham Road, Carshalton, SM5

Approximate Area = 953 sq ft / 88.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Paul Graham. REF: 1301398

ENTRANCE HALL

SITTING ROOM 19' 6" x 10' 7" (5.94m x 3.23m)

KITCHEN 12' 10" x 12' 5" (3.91m x 3.78m)

CONSERVATORY 17' 0" x 6' 3" (5.18m x 1.91m)

BATHROOM

GARDEN

LANDING

BEDROOM 1 17' 3" x 10' 8" (5.26m x 3.25m)

BEDROOM 2 14' 0" x 8' 11" (4.27m x 2.72m)

BEDROOM 3 10' 8" x 10' 3" (3.25m x 3.12m)

OFF-ROAD PARKING

NO ONWARD CHAIN



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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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