



PAUL GRAHAM

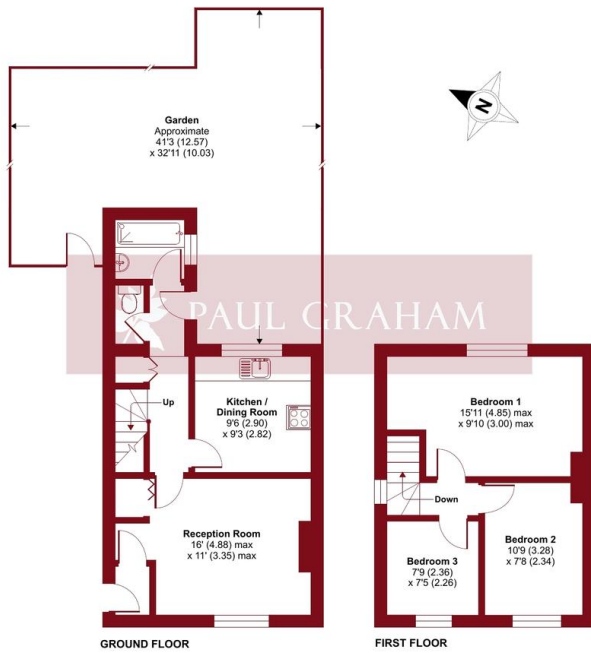


74 Waltham Road, Carshalton, SM5 1PW | **Guide Price £445,000 Freehold**

This well-presented three bedroom end of terrace home is positioned on a generous corner plot, offering excellent scope to extend (subject to planning permission). The property offers a bright and spacious lounge, a well-proportioned kitchen, and three good sized bedrooms, making it ideal for families or first-time buyers. With no onward chain. Ideally situated just moments from St. Helier Hospital, this property enjoys a central location close to a range of good schools and Carshalton Station, which offers direct links to Central London.

Waltham Road, Carshalton, SM5

Approximate Area = 739 sq ft / 68.6 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). © nridhecom 2025. Produced for Paul Graham. REF: 1301007



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	58 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

RECEPTION ROOM 16' x 11' (4.88m x 3.35m)

KITCHEN/DINING ROOM 9' 6" x 9' 3" (2.9m x 2.82m)

HALLWAY

WC

BATHROOM

BEDROOM 1 15' 11" x 9' 10" (4.85m x 3m)

BEDROOM 2 10' 9" x 7' 8" (3.28m x 2.34m)

BEDROOM 3 7' 9" x 7' 5" (2.36m x 2.26m)

GARDEN 41' 3" x 32' 11" (12.57m x 10.03m)

OFF ROAD PARKING

NO ONWARD CHAIN

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk