



PAUL GRAHAM



## 27 Selby Road, Carshalton, SM5 1LE | £399,950 Freehold

This two-bedroom end of terrace house offers a fantastic opportunity for buyers looking to add their own stamp. This charming house does require modernisation throughout, allowing you to unlock its full potential. The ground floor includes a spacious reception area and a bright sun room to the rear, ideal for extra living space or a home office. There is also off-street parking and excellent scope to extend (STPP), making this a home with real long-term promise.



## Selby Road, Carshalton, SM5

Approximate Area = 757 sq ft / 70.3 sq m  
For identification only - Not to scale



### ENTRANCE HALL

RECEPTION ROOM 15' 6" x 13' 2" (4.72m x 4.01m)

KITCHEN 8' 10" x 7' 9" (2.69m x 2.36m)

CONSERVATORY 8' 11" x 7' 5" (2.72m x 2.26m)

HALLWAY

BATHROOM

WC

BEDROOM 1 14' 2" x 10' 2" (4.32m x 3.1m)

BEDROOM 2 11' 3" x 9' 10" (3.43m x 3m)

GARDEN

OFF ROAD PARKING

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2025. Produced for Paul Graham. REF: 1314126



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

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