

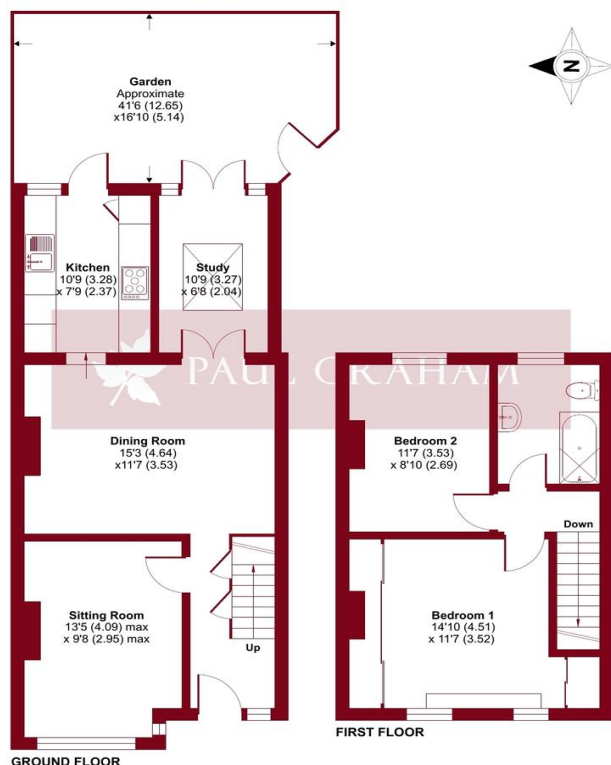


158 Stanley Road, Carshalton, SM5 4LS | **£475,000 Freehold**

A superb two-bedroom end of terrace house, beautifully presented and maintained to a high standard throughout. The property offers two spacious reception rooms, a modern fitted kitchen, and two generous double bedrooms. There is also a well-appointed first-floor bathroom and the added potential to extend, subject to planning permission, making this an ideal home for growing families or first-time buyers. Ideally situated in a sought-after residential area of Carshalton on the Hill, this home is within walking distance of Carshalton Beeches train station, providing excellent transport links into London. The property is also close to a selection of highly regarded local schools, shops, and green spaces, making it perfectly placed for convenient family living.

Stanley Road, Carshalton, SM5

Approximate Area = 911 sq ft / 84.6 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). © nchcom 2025. Produced for Paul Graham. REF: 1361736

ENTRANCE HALL

SITTING ROOM 13' 5" x 9' 8" (4.09m x 2.95m)

DINING ROOM 15' 3" x 11' 7" (4.65m x 3.53m)

KITCHEN 10' 9" x 7' 9" (3.28m x 2.36m)

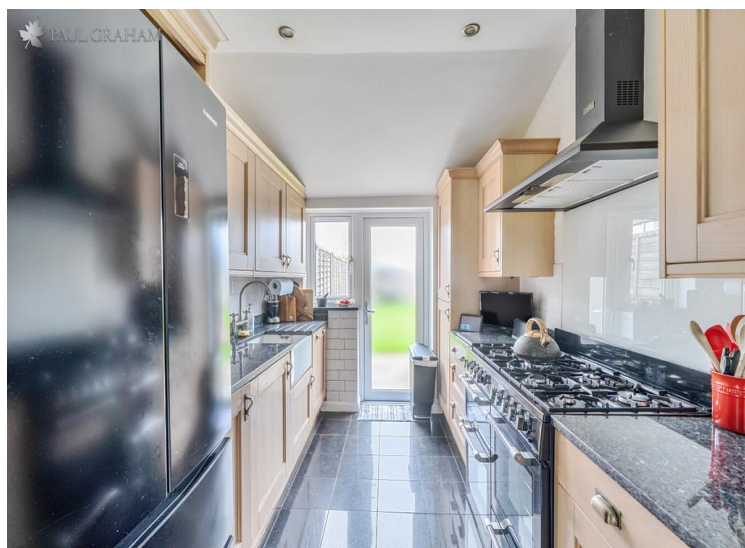
STUDY 10' 9" x 6' 8" (3.28m x 2.03m)

GARDEN 41' 6" x 16' 10" (12.65m x 5.13m)

BEDROOM 1 14' 10" x 11' 7" (4.52m x 3.53m)

BEDROOM 2 11' 7" x 8' 10" (3.53m x 2.69m)

BATHROOM



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

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