



**Price**  
**£535,000**

**Freehold**

3x  1x  2x 

**Stanley Road,  
Carshalton Beeches,  
Surrey, SM5**

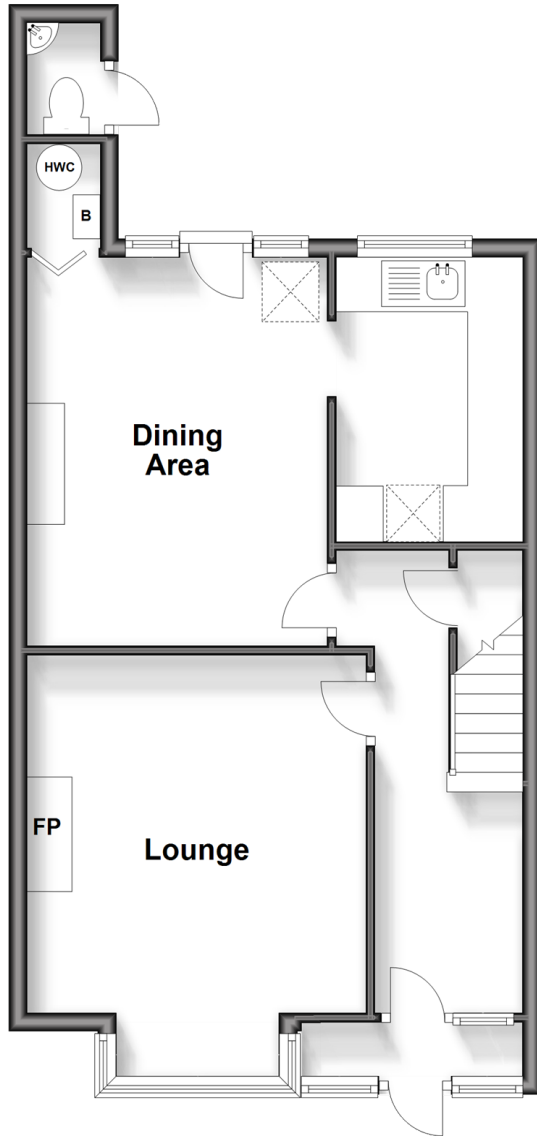
**OVER 60?**

Secure this property  
for up to **59% less!**

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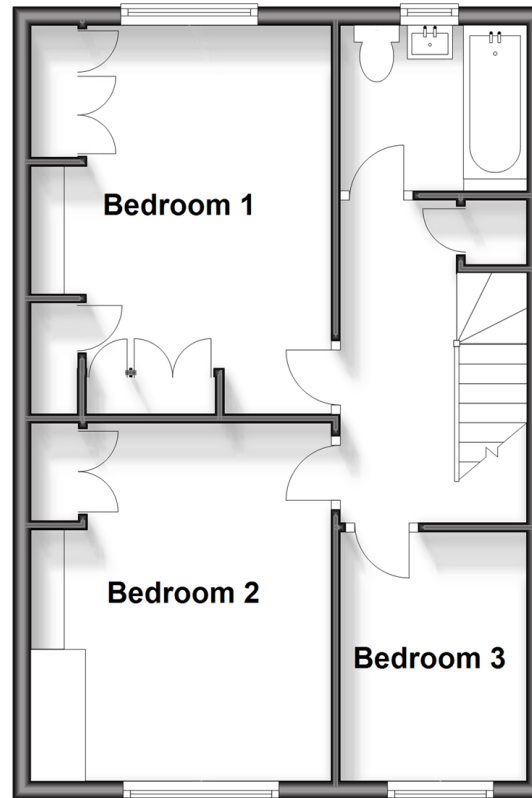
## Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge: 15'11 x 12'7 (4.85m x 3.84m)

Dining Area: 14'1 x 11'1 (4.30m x 3.38m)

Kitchen: 10'6 x 6'9 (3.20m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'1 (3.99m x 3.38m)

Bedroom 2: 14'0 x 9'10 (4.27m x 3.00m)

Bedroom 3: 9'2 x 7'0 (2.80m x 2.14m)

Bathroom

### OUTSIDE

Driveway

Rear Garden



## Main features

- Well-presented mid-terrace house situated in a highly desirable road in Carshalton
- Located close to popular schools, shops and Carshalton Beeches train station
- Potential to extend (subject to planning permission being obtained)
- Offering great size accommodation throughout
- Driveway, large rear garden and garage

### Nearest Schools

Primary Schools: Stanley Park Junior School 0.0 miles, Barrow Hedges Primary 0.6 miles, All Saints' CofE Primary 0.8 miles  
 Secondary Schools: Stanley Park High School 0.2 miles, Wallington High School for Girls 0.6 miles

### Transport Information

Train Stations: Carshalton Beeches 0.4 miles, Wallington 0.7 miles, Carshalton 1.1 miles

### Address

Stanley Road, Carshalton Beeches, Surrey, SM5

### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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