



Price

£485,000

Freehold

2x  1x  1x 

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

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Excellent semi-detached family home**
- **Presented in fantastic order throughout**
- **Located perfectly near excellent schools, local shops and Carshalton Beeches train station**
- **Study area**
- **Stunning conservatory leading to the rear garden**
- **Driveway for 2 cars**

Accommodation

GROUND FLOOR

Entrance Hall

Living Room: 14'10 maximum x 14'3 (4.52m x 4.35m)

Kitchen: 16'5 maximum x 7'11 (5.01m x 2.41m)

Conservatory: 16'2 x 7'11 (4.93m x 2.41m)

FIRST FLOOR

Landing

Bedroom 1: 11'4 x 8'10 (3.46m x 2.69m)

Bedroom 2: 9'5 x 9'5 (2.87m x 2.87m)

Study Area: 11'1 maximum x 7'3 maximum (3.38m x 2.21m)

Shower Room

OUTSIDE

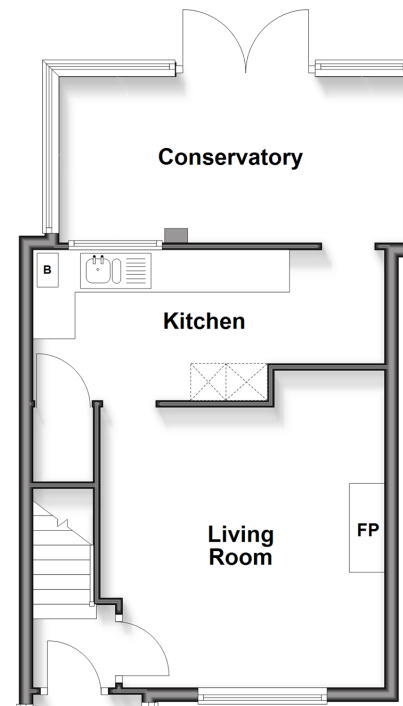
Driveway

Garage

Rear Garden

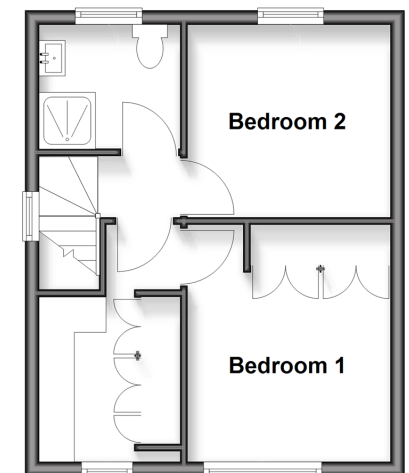
Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.

