

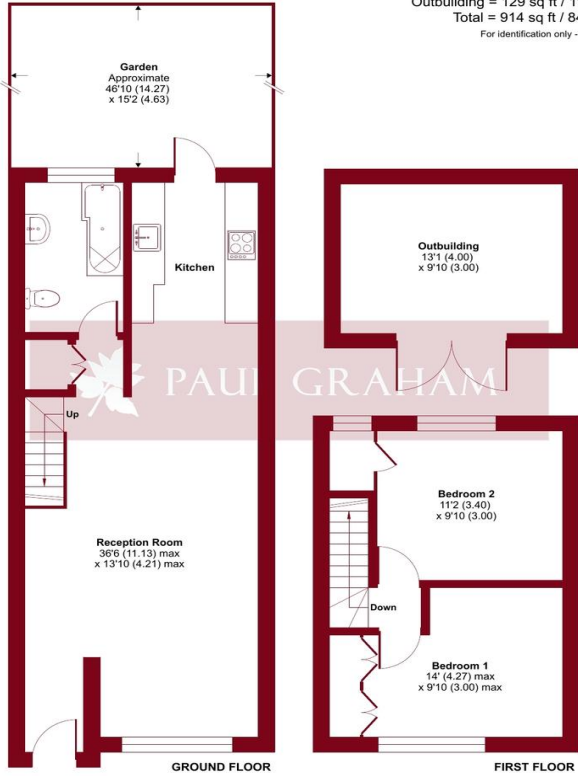


**106 Thornton Road, Carshalton, SM5 1NQ | Guide Price £450,000 Freehold**

A well-presented and extended two bedroom family home, offering bright and spacious open plan living accommodation alongside a modern kitchen and bathroom. The property has been extended to both the front and rear, benefits from a generous rear garden with an outbuilding, and is offered to the market with no onward chain. Further benefits include off street parking suitable for a small vehicle or motorbikes, while the property is ideally positioned close to local schools, amenities, and transport links, including easy access to Morden Underground station via local bus routes as well as Carshalton Station.

**Thornton Road, Carshalton, SM5**

Approximate Area = 785 sq ft / 72.9 sq m  
 Outbuilding = 129 sq ft / 11.9 sq m  
 Total = 914 sq ft / 84.8 sq m  
 For identification only - Not to scale



**RECEPTION ROOM 36' 6" x 13' 10" (11.13m x 4.22m)**

**KITCHEN**

**BATHROOM**

**GARDEN 46' 10" x 15' 2" (14.27m x 4.62m)**

**OUTBUILDING 13' 1" x 9' 10" (3.99m x 3m)**

**BEDROOM 1 14' 0" x 9' 10" (4.27m x 3m)**

**BEDROOM 2 11' 2" x 9' 10" (3.4m x 3m)**

**OFF ROAD PARKING** The property has a dropped curb and space only for a small vehicle or motorbikes due to the front extension

**NO ONWARD CHAIN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1464801 © ncbhcom 2026.



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

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