



7 St. Johns Road, Carshalton, SM5 2EB | **Guide Price £475,000 - £495,000 Freehold**

A spacious and well presented three bedroom family home, ideally located within walking distance of Carshalton station and a range of local amenities. The property offers bright and generous accommodation throughout, including a large sitting dining room, fully fitted kitchen, downstairs WC, off street parking, and a charming Southerly aspect rear garden. Positioned close to well regarded local schools, this property would make an ideal family home.

St. Johns Road, Carshalton, SM5

Approximate Area = 1017 sq ft / 94.4 sq m
For identification only - Not to scale

ENTRANCE HALL

LIVING/SITTING ROOM 22' 10" x 14' 6" (6.96m x 4.42m)

KITCHEN 14' 4" x 9' 9" (4.37m x 2.97m)

WC

CUPBOARD

BEDROOM 1 12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM 2 11' 2" x 11' 1" (3.4m x 3.38m)

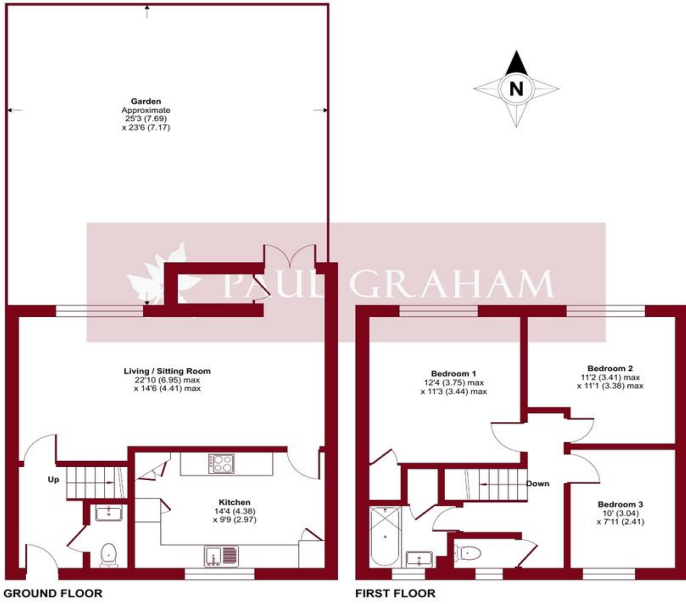
BEDROOM 3 10' 0" x 7' 11" (3.05m x 2.41m)

BATHROOM

WC

SOUTHERLY ASPECT GARDEN 25' 3" x 23' 6" (7.7m x 7.16m)

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Paul Graham. REF: 1459962



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 | 70 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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