

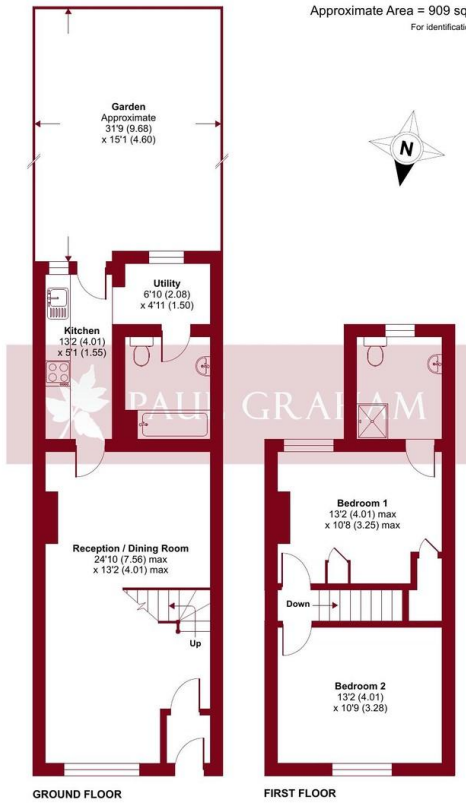


33 St. James Road, Carshalton, SM5 2DT | Guide Price £425,000 Freehold

An attractive Victorian period mid-terraced house offering well-proportioned accommodation throughout. The property features two double bedrooms, a family bathroom and an en-suite shower room, alongside a spacious reception/dining room, separate kitchen and useful utility room. The property offers a great combination of period charm and practical living space, making it an ideal home for a range of buyers. Ideally situated in Carshalton, the property is within walking distance of Carshalton Station, providing convenient transport links into London and surrounding areas. A range of local shops, amenities and green open spaces are also close by. The area is particularly well served by a selection of good local schools, making this a popular location for families, while the excellent transport connections and nearby amenities also make it an attractive choice for commuters.

St. James Road, Carshalton, SM5

Approximate Area = 909 sq ft / 84.4 sq m
For identification only - Not to scale



PORCH

RECEPTION/DINING ROOM 24' 10" x 13' 2"
(7.57m x 4.01m)

KITCHEN 13' 2" x 5' 1" (4.01m x 1.55m)

UTILITY 6' 10" x 4' 11" (2.08m x 1.5m)

BATHROOM

LANDING

BEDROOM 1 13' 2" x 10' 8" (4.01m x 3.25m)

EN SUITE SHOWER ROOM

BEDROOM 2 13' 2" x 10' 9" (4.01m x 3.28m)

GARDEN 31' 9" x 15' 1" (9.68m x 4.6m)



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

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