

33 Stanley Park Road, Carshalton, Surrey, SM5 3HT
£685,000 Freehold

 PAUL GRAHAM



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

A substantial Edwardian family home offering exceptional scope for full renovation, positioned on the ever-popular Stanley Park Road in Carshalton. Arranged over three generous floors, the property provides five bedrooms, three reception rooms and a secluded rear garden, along with off street parking, a garage and side access. Perfectly located between Carshalton, Carshalton Beeches and Carshalton On The Hill, and within easy reach of Wallington, this is a rare opportunity to restore a character home in one of the area's most sought-after residential settings.



ROOMS

ENTRANCE HALL

SITTING ROOM 13' 10" x 13' 6" (4.22m x 4.11m)

DINING ROOM 13' 8" x 11' 1" (4.17m x 3.38m)

BREAKFAST ROOM 13' 7" x 11' 5" (4.14m x 3.48m)

KITCHEN 12' 0" x 10' 2" (3.66m x 3.1m)

LEAN TO/CONSERVATORY 10' 6" x 9' 6" (3.2m x 2.9m)

WC

GARDEN 99' 5" x 34' 2" (30.3m x 10.41m)

GARAGE

BEDROOM 1 13' 3" x 12' 6" (4.04m x 3.81m)

ENSUITE

BEDROOM 3 13' 10" x 11' 0" (4.22m x 3.35m)

BEDROOM 4 10' 4" x 8' 2" (3.15m x 2.49m)

BEDROOM 5 9' 2" x 7' 6" (2.79m x 2.29m)

BATHROOM

BEDROOM 2 14' 2" x 13' 1" (4.32m x 3.99m)

OFF-ROAD PARKING

CARPORT

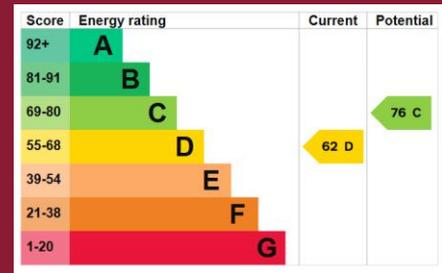
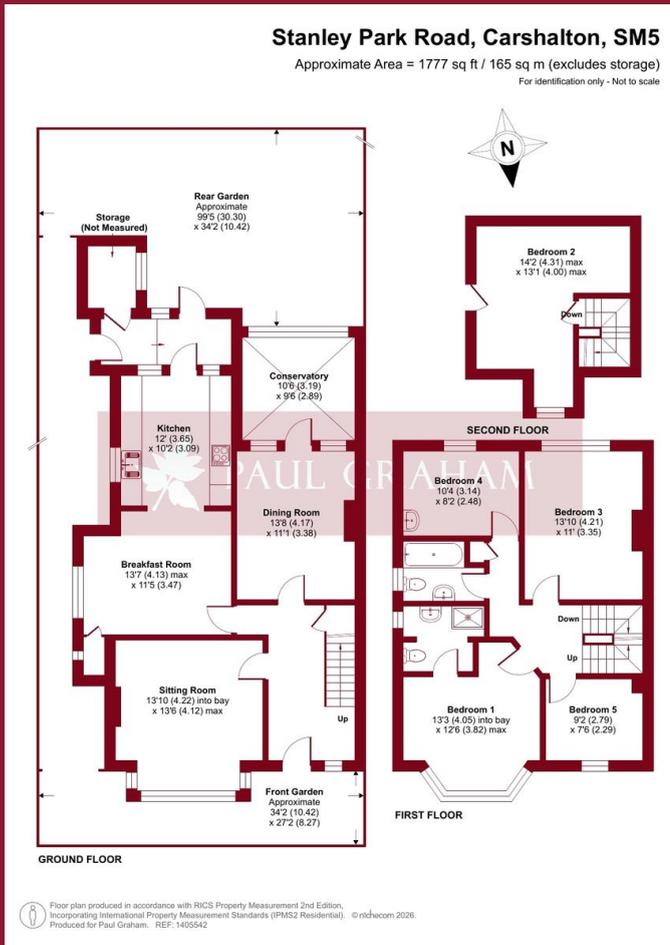
NO ONWARD CHAIN



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK

FLOOR PLAN



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.

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk