



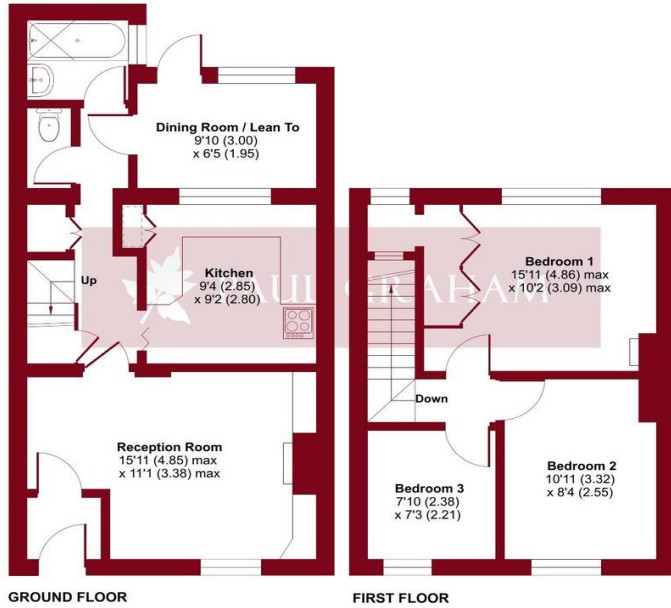
71 Waltham Road, Carshalton, SM5 1PR | **£385,000 Freehold**

A three-bedroom family home requiring modernisation, situated on the popular St Helier Estate within easy reach of St Helier Hospital, good local schools, bus routes and Carshalton mainline station. The property benefits from off-road parking, a rear garden and potential to extend, subject to planning permission. Offered with no onward chain and with probate granted.



Waltham Road, Carshalton, SM5

Approximate Area = 826 sq ft / 76.7 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 15' 11" x 11' 1" (4.85m x 3.38m)

KITCHEN 9' 4" x 9' 2" (2.84m x 2.79m)

LEAN TO 9' 10" x 6' 5" (3m x 1.96m)

WC

BATHROOM

BEDROOM 1 15' 11" x 10' 2" (4.85m x 3.1m)

BEDROOM 2 10' 11" x 8' 4" (3.33m x 2.54m)

BEDROOM 3 7' 10" x 7' 3" (2.39m x 2.21m)

GARDEN

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1511460. © nichcom 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		
69-80	C		70 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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