



## 91 Pound Street, Carshalton, SM5 3PG | **Guide Price £475,000 Freehold**

A charming two-bedroom end-of-terrace home, ideally situated in the heart of Carshalton Village. The property occupies a generous corner plot, with private gardens extending from the front around to the rear, offering excellent potential for extension, subject to planning permission. Further benefits include a private garage with off-street parking in front for one car.

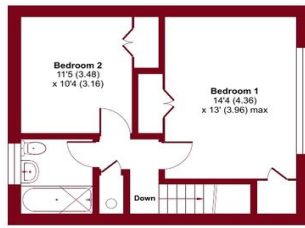
## Pound Street, Carshalton, SM5

Approximate Area = 776 sq ft / 72 sq m

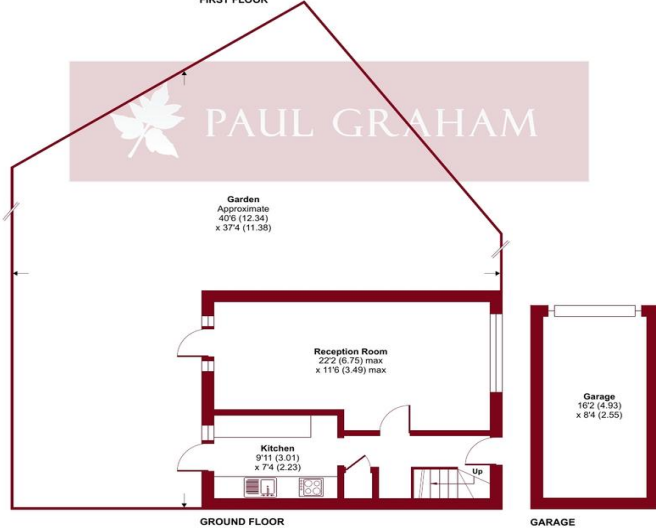
Garage = 135 sq ft / 12.5 sq m

Total = 911 sq ft / 84.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE

Floor plan produced in accordance withRICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1485758

## ENTRANCE HALL

**RECEPTION ROOM** 22' 2" x 11' 6" (6.76m x 3.51m)

**KITCHEN** 9' 11" x 7' 4" (3.02m x 2.24m)

## LANDING

**BEDROOM 1** 14' 4" x 13' 0" (4.37m x 3.96m)

**BEDROOM 2** 11' 5" x 10' 4" (3.48m x 3.15m)

## BATHROOM

## GARDEN

**GARAGE** 16' 2" x 8' 4" (4.93m x 2.54m)

With one parking space in front of the garage



**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             |         | 77 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## CARSHALTON

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