

57 Stanley Park Road, Carshalton, SM5 3HT
£700,000 - £720,000 Freehold



PAUL GRAHAM

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DESCRIPTION

A spacious three double bedroom detached family home occupying a substantial corner plot and offering tremendous scope to extend and improve, subject to the usual planning consents. The property boasts generous room sizes throughout and features a superb open plan kitchen, living and dining room spanning over 22ft, creating an ideal space for modern family living and entertaining. In addition, there is a versatile study which could equally serve as a playroom, home office or occasional guest bedroom, along with a convenient ground floor WC. Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Externally, the property enjoys a lovely southerly aspect garden, with the large plot offering excellent potential for further development (STPP). Off street parking and a private garage to the rear provide additional storage or parking.



ROOMS

PORCH

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 24'

11" x 22' 11" (7.59m x 6.99m)

STUDY 10' 4" x 8' 0" (3.15m x 2.44m)

WC

BEDROOM 1 12' 11" x 11' 10" (3.94m

x 3.61m)

BEDROOM 2 11' 11" x 9' 11" (3.63m

x 3.02m)

BEDROOM 3 11' 1" x 9' 8" (3.38m x

2.95m)

BATHROOM

SOUTHERLY ASPECT GARDEN 82'

2" x 56' 5" (25.04m x 17.2m)

GARAGE 16' 5" x 8' 1" (5m x 2.46m)

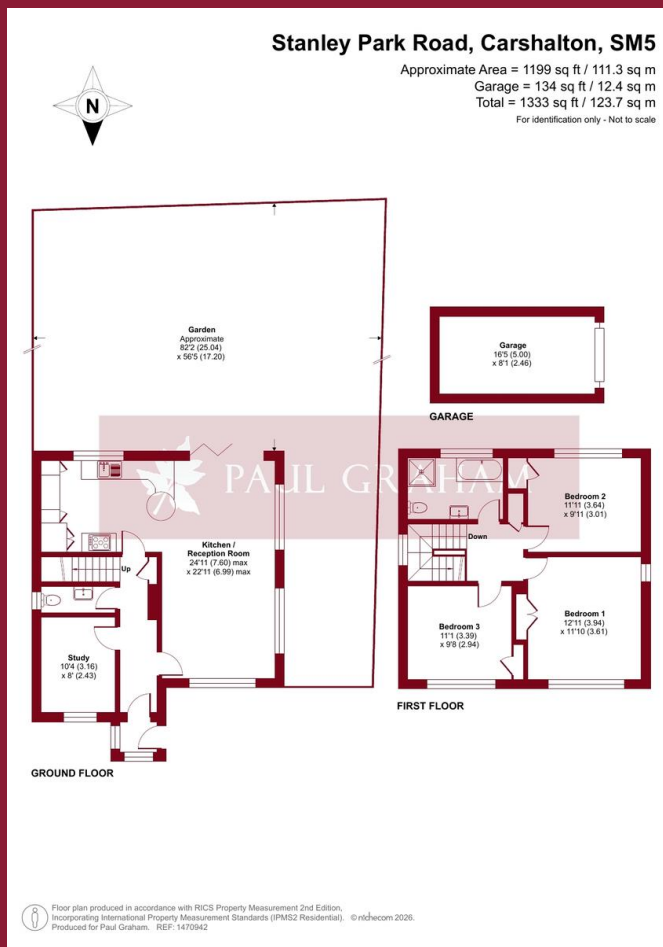
OFF ROAD PARKING TO THE REAR



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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