

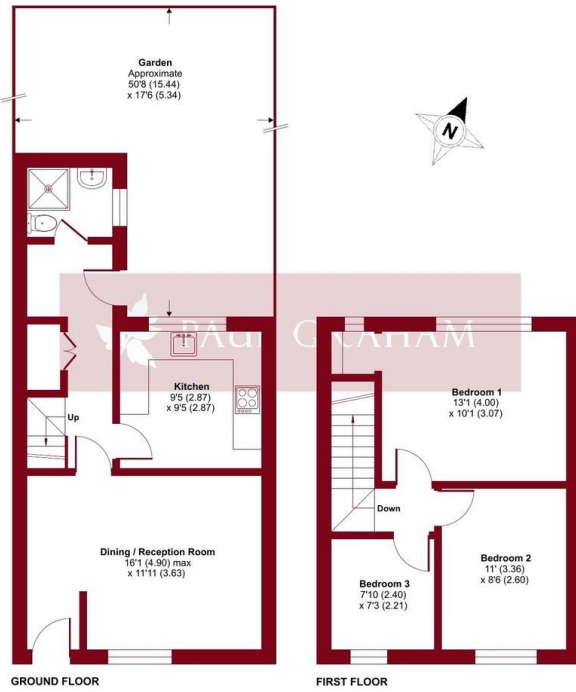


7 Thornton Road, Carshalton, SM5 1NL | Guide Price £450,000 Freehold

A charming three-bedroom terraced house offering well-presented accommodation throughout. The ground floor comprises a spacious reception/dining room, modern fitted kitchen and contemporary shower room, while upstairs there are three bedrooms. Further benefits include off-road parking and a generous rear garden, with excellent potential to extend, subject to the usual planning permissions. Thornton Road is a popular residential road in Carshalton, conveniently located close to St Helier Hospital, local shops, amenities and several well-regarded schools. The property also benefits from good transport links to Morden Underground Station, Carshalton Station, Carshalton Village and Sutton town centre.

Thornton Road, Carshalton, SM5

Approximate Area = 768 sq ft / 71.3 sq m
For identification only - Not to scale



DINING/RECEPTION ROOM 16' 1" x 11' 11" (4.9m x 3.63m)

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m)

UTILITY

SHOWER ROOM

LANDING

BEDROOM 1 13' 1" x 10' 1" (3.99m x 3.07m)

BEDROOM 2 11' x 8' 6" (3.35m x 2.59m)

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

GARDEN 50' 8" x 17' 6" (15.44m x 5.33m)

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Paul Graham. REF: 1499586



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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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