

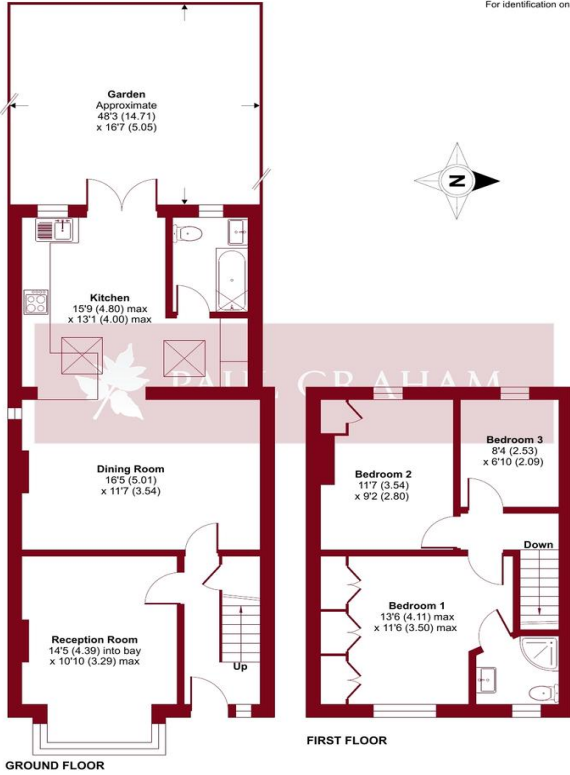


35 Stanley Road, Carshalton, SM5 4LE | **£535,000 Freehold**

A charming and well presented three bedroom, two bathroom extended end of terrace family home, ideally located on the ever popular Stanley Road in Carshalton on the Hill. The property has been thoughtfully extended to the rear to create a bright and spacious open plan kitchen dining room, whilst further benefits include a Westerly facing garden, ensuite to the principal bedroom, and close proximity to local schools, amenities, and transport links.

Stanley Road, Carshalton, SM5

Approximate Area = 1027 sq ft / 95.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1457866

ENTRANCE HALL

RECEPTION ROOM 14' 5" x 10' 10" (4.39m x 3.3m)

DINING ROOM 16' 5" x 11' 7" (5m x 3.53m)

KITCHEN 15' 9" x 13' 1" (4.8m x 3.99m)

BATHROOM

WESTERLY ASPECT GARDEN 48' 3" x 16' 7" (14.71m x 5.05m)

BEDROOM 1 13' 6" x 11' 6" (4.11m x 3.51m)

ENSUITE

BEDROOM 2 11' 7" x 9' 2" (3.53m x 2.79m)

BEDROOM 3 8' 4" x 6' 10" (2.54m x 2.08m)

FRONT GARDEN



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

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

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

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk