

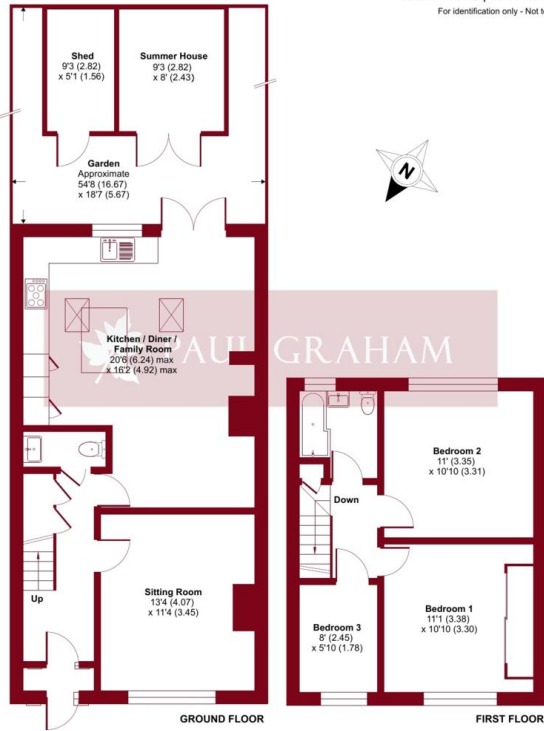


21 Stanley Square, Carshalton, SM5 4LX | **Guide Price £550,000 - £565,000 Freehold**

A stunning three bedroom extended house, presented to a very high standard throughout and offering stylish, modern living. The standout feature is the impressive extended kitchen/dining room with a contemporary fitted kitchen and island, alongside a separate sitting room, modern bathroom and potential to extend into the loft (STPP). Outside, the landscaped rear garden is complemented by a superb garden office/room, ideal for working from home or additional entertaining space. Stanley Square is ideally located within walking distance of Carshalton Beeches Station, offering excellent transport links into Central London. The property is also conveniently close to well-regarded local schools, shops and everyday amenities. Carshalton's popular village atmosphere, parks and green spaces are all nearby, making this a great location for families and commuters alike.

Stanley Square, Carshalton, SM5

Approximate Area = 973 sq ft / 90.3 sq m
 Outbuildings = 121 sq ft / 11.2 sq m
 Total = 1094 sq ft / 101.5 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). © rdxcheom 2026. Produced for Paul Graham. REF: 1455903

HALLWAY

SITTING ROOM 13' 4" x 11' 4" (4.06m x 3.45m)

DOWNSTAIRS WC

KITCHEN/DINER 20' 6" x 16' 2" (6.25m x 4.93m)

LANDING

BEDROOM 1 11' 1" x 10' 10" (3.38m x 3.3m)

BEDROOM 2 11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM 3 8' 0" x 5' 10" (2.44m x 1.78m)

FAMILY BATHROOM

GARDEN 54' 8" x 18' 7" (16.66m x 5.66m)

SUMMER HOUSE 9' 3" x 8' (6.25m x 5.33m)

SHED 9' 3" x 5' 1" (2.82m x 1.55m)

OFF ROAD PARKING



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 | 73 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