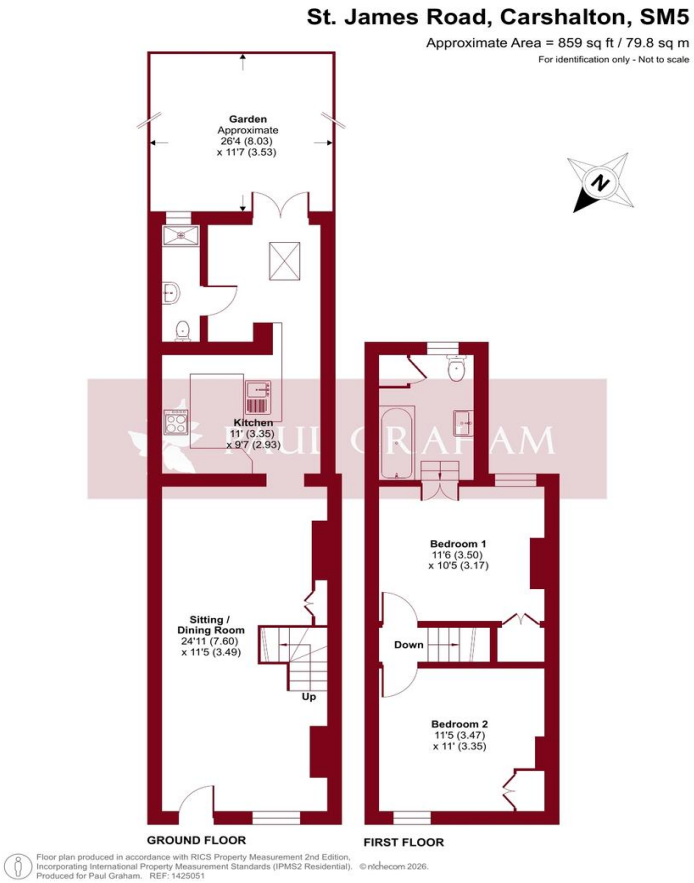






7 St. James Road, Carshalton, SM5 2DT | **Guide Price £450,000 Freehold**

A superb extended two double bedroom Victorian house presented in excellent condition throughout, offering bright and spacious accommodation, two reception areas and a beautifully landscaped south facing garden with a mature fruiting olive tree. Ideally located on St James Road in Carshalton, the property is within walking distance of Carshalton station, Carshalton Village and the Wrythe Green Conservation area.



SITTING/DINING ROOM 24' 11" x 11' 5" (7.59m x 3.48m)

KITCHEN 11' 0" x 9' 7" (3.35m x 2.92m)

UTILITY AREA

SHOWER ROOM & WC

GARDEN 26' 4" x 11' 7" (8.03m x 3.53m)

BEDROOM 1 11' 6" x 10' 5" (3.51m x 3.18m)

ENSUITE

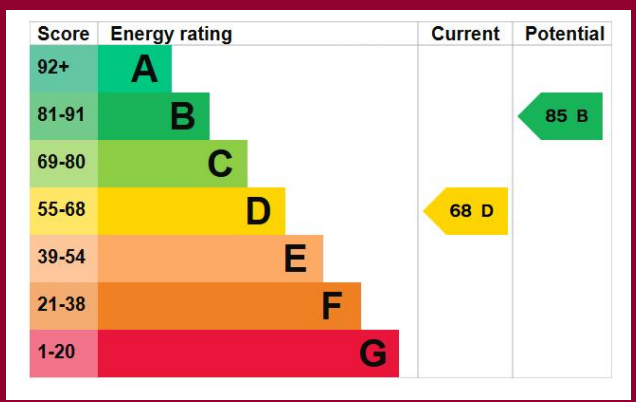
BEDROOM 2 11' 5" x 11' 0" (3.48m x 3.35m)

NO ONWARD CHAIN





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.



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