

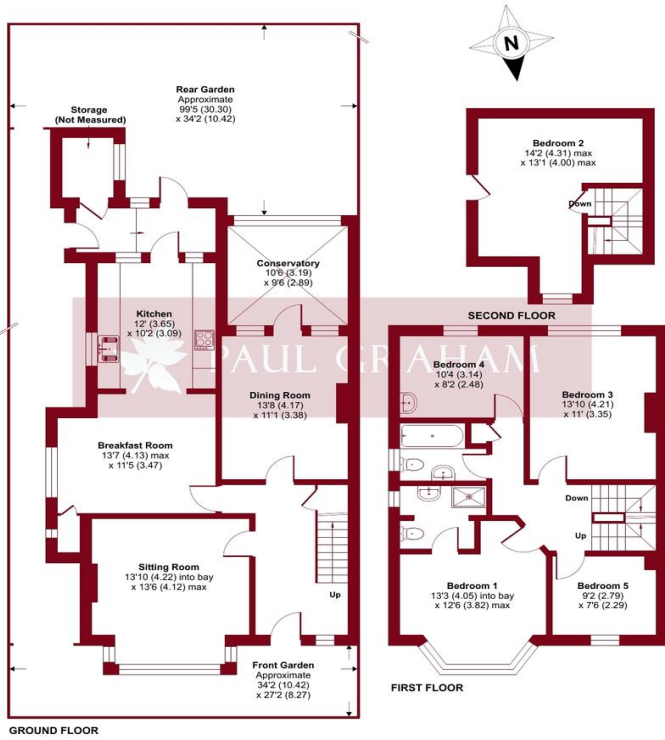


**33 Stanley Park Road, Carshalton, Surrey, SM5 3HT | £650,000 Freehold**

A substantial Edwardian family home offering exceptional scope for full renovation, positioned on the ever-popular Stanley Park Road in Carshalton. Arranged over three generous floors, the property provides five bedrooms, three reception rooms and a secluded rear garden, along with off street parking, a garage and side access. Perfectly located between Carshalton, Carshalton Beeches and Carshalton On The Hill, and within easy reach of Wallington, this is a rare opportunity to restore a character home in one of the area's most sought-after residential settings.

**Stanley Park Road, Carshalton, SM5**

Approximate Area = 1777 sq ft / 165 sq m (excludes storage)  
For identification only - Not to scale



**SITTING ROOM** 13' 10" x 13' 6" (4.22m x 4.11m)

**DINING ROOM** 13' 8" x 11' 1" (4.17m x 3.38m)

**BREAKFAST ROOM** 13' 7" x 11' 5" (4.14m x 3.48m)

**KITCHEN** 12' 0" x 10' 2" (3.66m x 3.1m)

**LEAN TO/CONSERVATORY** 10' 6" x 9' 6" (3.2m x 2.9m)

**WC**

**GARDEN** 99' 5" x 34' 2" (30.3m x 10.41m)

**GARAGE**

**BEDROOM 1** 13' 3" x 12' 6" (4.04m x 3.81m)

**ENSUITE**

**BEDROOM 3** 13' 10" x 11' 0" (4.22m x 3.35m)

**BEDROOM 4** 10' 4" x 8' 2" (3.15m x 2.49m)

**BEDROOM 5** 9' 2" x 7' 6" (2.79m x 2.29m)

**BEDROOM 2** 14' 2" x 13' 1" (4.32m x 3.99m)

**BATHROOM**

**OFF-ROAD PARKING**

**CARPORT**

**NO ONWARD CHAIN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Paul Graham. REF: 1405942



**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		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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