



PAUL GRAHAM

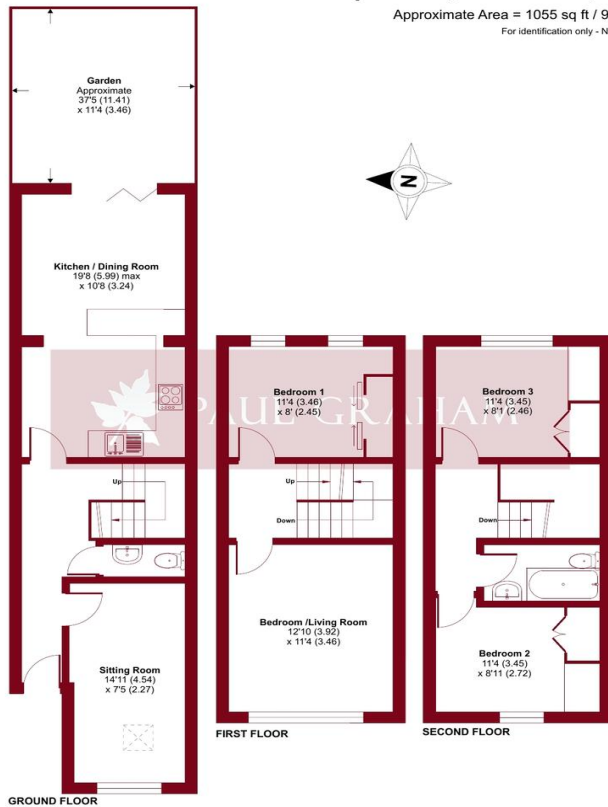


24 Stanhope Road, Carshalton, SM5 4LH | **Guide Price £500,000 - £525,000 Freehold**

This modern and versatile extended four-bedroom townhouse offers an ideal living space for families. The property boasts a spacious living room and an extended rear kitchen diner, creating a bright and welcoming environment. With the flexibility of three or four bedrooms, it caters to a variety of living arrangements. Additional features include off-street parking and being offered to the market with no onward chain.

Stanhope Road, Carshalton, SM5

Approximate Area = 1055 sq ft / 98 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). © ncb.com 2025. Produced for Paul Graham. REF: 1250966

ENTRANCE HALL

SITTING ROOM 14' 11" x 7' 5" (4.55m x 2.26m)

WC

KITCHEN/DINING ROOM 19' 8" x 10' 8" (5.99m x 3.25m)

GARDEN 37' 5" x 11' 4" (11.4m x 3.45m)

BEDROOM/LIVING ROOM 12' 10" x 11' 4" (3.91m x 3.45m)

BEDROOM 1 11' 4" x 8' 0" (3.45m x 2.44m)

BEDROOM 2 11' 4" x 8' 11" (3.45m x 2.72m)

BEDROOM 3 11' 4" x 8' 1" (3.45m x 2.46m)

BATHROOM

OFF ROAD PARKING

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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