



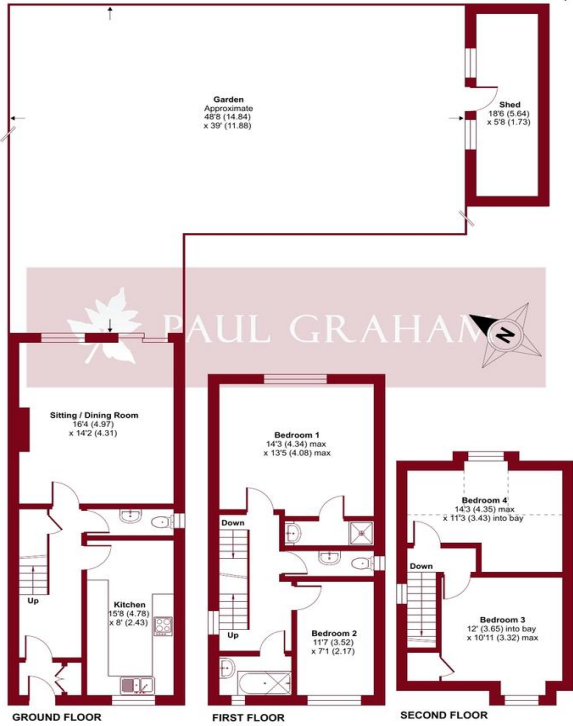
20a Stanhope Road, Carshalton, SM5 4LH | **£575,000 Freehold**

A spacious and well presented four double bedroom detached family home arranged across three floors, offering over 1,200 sq ft of accommodation with two bathrooms, a ground floor WC, and a large private driveway providing ample off street parking. The property benefits from a generous rear garden with outbuilding and is ideally positioned in the highly sought after Carshalton on the Hill area, within walking distance of both Carshalton Beeches and Wallington stations, as well as a selection of well regarded local schools.

Stanhope Road, Carshalton, SM5

Approximate Area = 1215 sq ft / 112.8 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 105 sq ft / 9.7 sq m
 Total = 1366 sq ft / 126.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1455892. © nchecom 2026.

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 15' 8" x 8' 0" (4.78m x 2.44m)

SITTING/DINING ROOM 16' 4" x 14' 2" (4.98m x 4.32m)

WC

BEDROOM 1 14' 3" x 13' 5" (4.34m x 4.09m)

ENSUITE

WC

BEDROOM 2 11' 7" x 7' 1" (3.53m x 2.16m)

BATHROOM

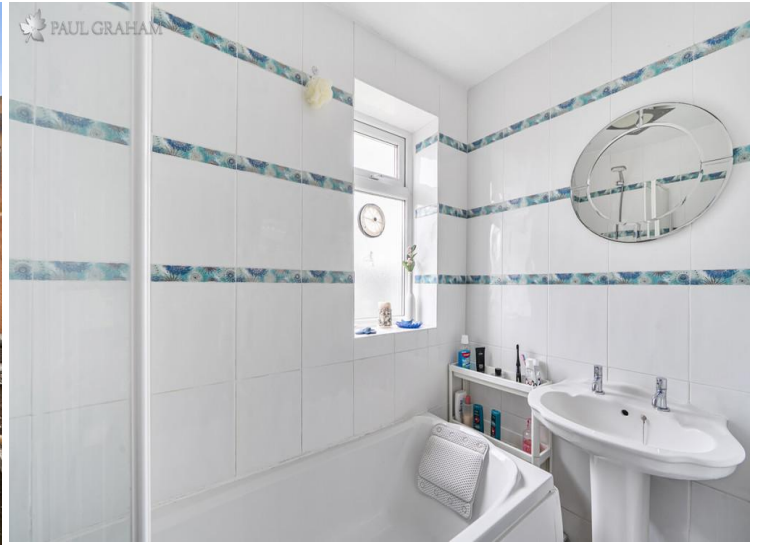
BEDROOM 3 12' 0" x 10' 11" (3.66m x 3.33m)

BEDROOM 4 14' 3" x 11' 3" (4.34m x 3.43m)

GARDEN 48' 8" x 39' 0" (14.83m x 11.89m)

OUTBUILDING 18' 6" x 5' 8" (5.64m x 1.73m)

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		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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