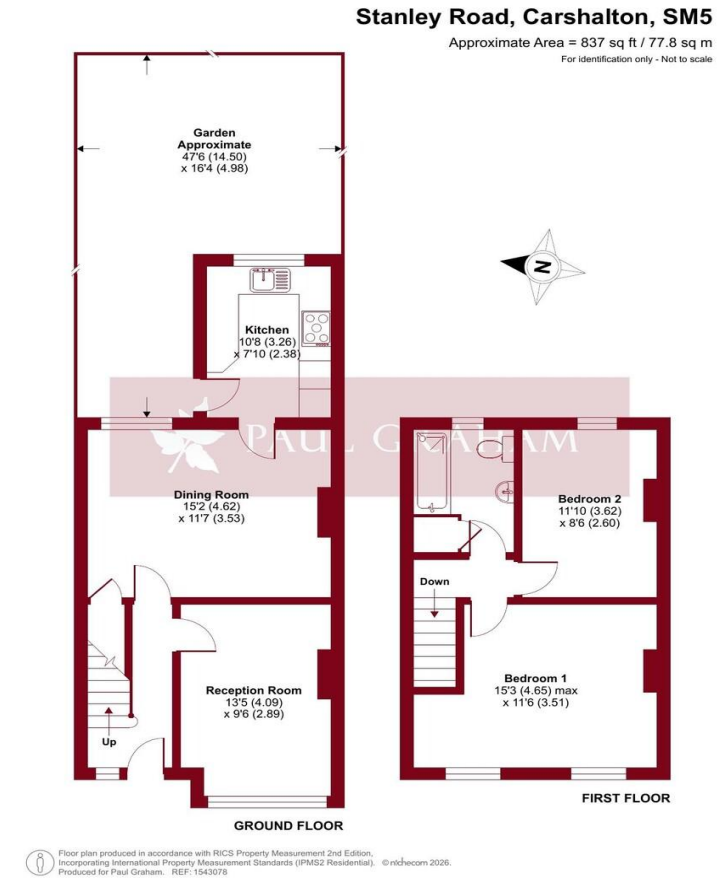






164 Stanley Road, Carshalton, SM5 4LS | **Guide Price £450,000 - £465,000 Freehold**

An attractive two double bedroom terraced house, beautifully presented throughout and benefiting from the added advantage of off street parking. The property offers two spacious reception rooms, a modern fitted kitchen, first floor bathroom and potential to extend (STPP). Ideally situated on the highly regarded Stanley Road in Carshalton on the Hill, within walking distance of Carshalton Beeches Station and close to excellent local schools.



ENTRANCE HALL

RECEPTION ROOM 13' 5" x 9' 6" (4.09m x 2.9m)

DINING ROOM 15' 2" x 11' 7" (4.62m x 3.53m)

KITCHEN 10' 8" x 7' 10" (3.25m x 2.39m)

GARDEN 47' 6" x 16' 4" (14.48m x 4.98m)

BEDROOM 1 15' 3" x 11' 6" (4.65m x 3.51m)

BEDROOM 2 11' 10" x 8' 6" (3.61m x 2.59m)

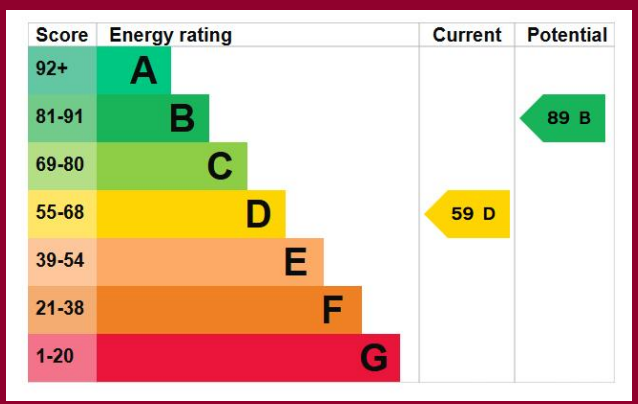
BATHROOM

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.



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