



PAUL GRAHAM

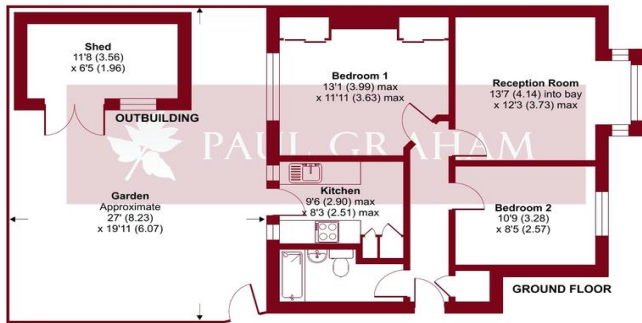


17 Stanhope Road, Carshalton, SM5 4LH | **Guide Price £350,000 Leasehold**

This superb two-bedroom ground floor maisonette is offered to the market in excellent condition and benefits from a long lease of 171 years. The property boasts a spacious reception room with bay window, a sleek modern kitchen and bathroom, and two generously sized bedrooms. Thoughtfully arranged, the layout offers a great flow throughout the home, ideal for first-time buyers, downsizers, or investors alike. Outside, the property features off-street parking for two cars and a private rear garden, complete with a useful outbuilding. This outdoor space offers the perfect setting for entertaining or unwinding, adding to the appeal of this already impressive home.

Stanhope Road, Carshalton, SM5

Approximate Area = 581 sq ft / 54 sq m
Outbuilding = 64 sq ft / 6 sq m
Total = 645 sq ft / 60 sq m
For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 13' 7" x 12' 3" (4.14m x 3.73m)

KITCHEN 9' 6" x 8' 3" (2.9m x 2.51m)

BEDROOM 1 13' 1" x 11' 11" (3.99m x 3.63m)

BEDROOM 2 10' 9" x 8' 5" (3.28m x 2.57m)

BATHROOM

GARDEN 27' 0" x 19' 11" (8.23m x 6.07m)

SHED 11' 8" x 6' 5" (3.56m x 1.96m)

OFF-ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1319697



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	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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