

33 Stanley Park Road, Carshalton, Surrey, SM5 3HT  
£725,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)





## DESCRIPTION

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.



## ROOMS

### ENTRANCE HALL

**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)

### BATHROOM

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

**OFF-ROAD PARKING**  
**CARPORT**  
**NO ONWARD CHAIN**

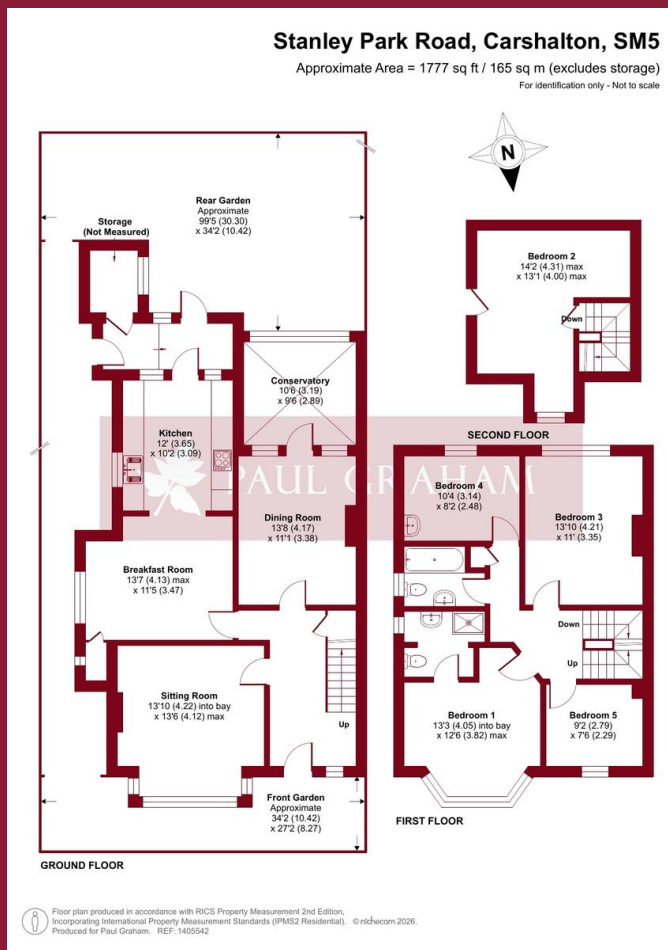


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# FLOOR PLAN



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		

**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.

## WALLINGTON

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Surrey SM6 8RG

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## CARSHALTON

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