



PAUL GRAHAM



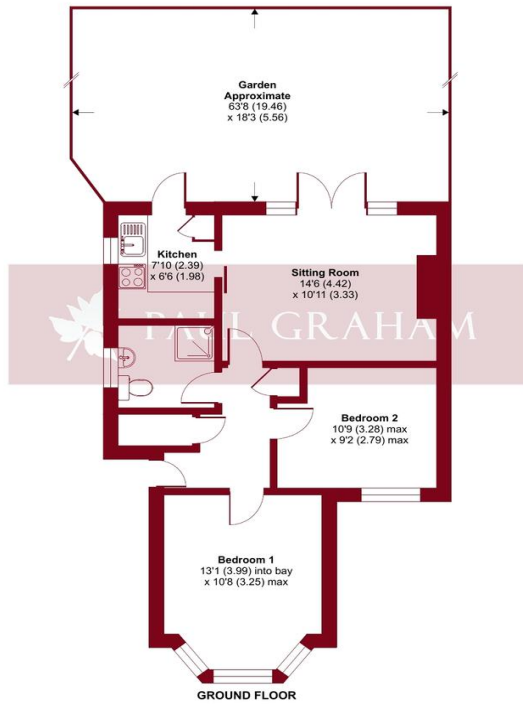
85 Denmark Road, Carshalton, SM5 2JE | **Guide Price £325,000 Leasehold**

A superb two-bedroom ground floor maisonette offering generous living space and a sunny private garden with direct access, ideal for relaxing or entertaining. This well-presented home features a private front garden, a new gas boiler, and a private garage, adding both comfort and convenience. With no onward chain, this is a perfect opportunity for first-time buyers or downsizers alike. Ideally positioned just a short walk from Carshalton station and village High Street, the property enjoys easy access to local shops, cafés, and essential amenities. Nature lovers will appreciate being moments from The Ponds and Grove Park, offering beautiful green spaces right on your doorstep.

Denmark Road, Carshalton, SM5

Approximate Area = 562 sq ft / 52.2 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). Produced for Paul Graham. REF: 1319644. © nrichcom 2025.

ENTRANCE HALL

SITTING ROOM 14' 6" x 10' 11" (4.42m x 3.33m)

KITCHEN 7' 10" x 6' 6" (2.39m x 1.98m)

GARDEN 63' 8" x 18' 3" (19.41m x 5.56m)

BEDROOM 1 13' 1" x 10' 8" (3.99m x 3.25m)

BEDROOM 2 10' 9" x 9' 2" (3.28m x 2.79m)

BATHROOM

CUPBOARD

GARAGE

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		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk