



PAUL GRAHAM



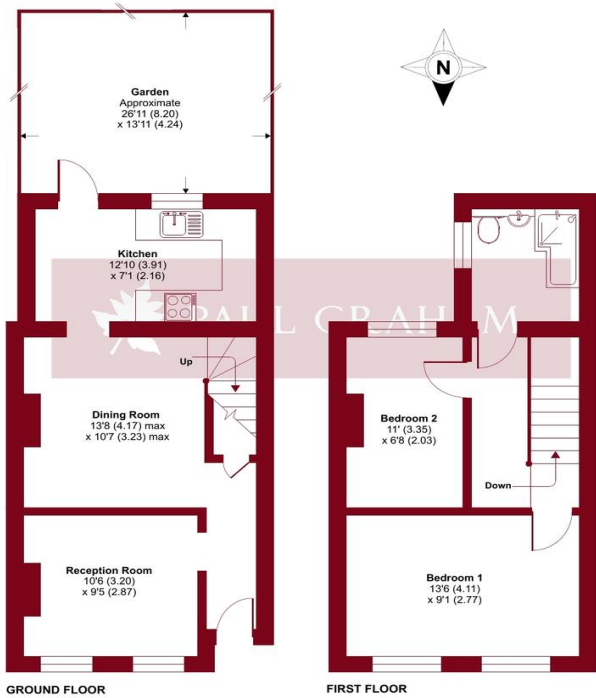
57 St. Andrews Road, Carshalton, SM5 2DY | **Guide Price £415,000 Freehold**

Tucked away on a popular residential road, this beautifully extended two-bedroom Victorian home blends classic charm with modern touches. The layout is both practical and inviting, featuring a bright front reception room, generous dining area, and a sleek, thoughtfully designed kitchen opening directly onto a secluded south-facing garden. Upstairs, the property offers two bedrooms and a stylish family bathroom, all finished to a high standard, making this a home you can move straight into and enjoy.



## St. Andrews Road, Carshalton, SM5

Approximate Area = 707 sq ft / 65.6 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). © ncbhcom 2025. Produced for Paul Graham. REF: 1324775

## ENTRANCE HALL

**RECEPTION ROOM** 10' 6" x 9' 5" (3.2m x 2.87m)

**DINING ROOM** 13' 8" x 10' 7" (4.17m x 3.23m)

**KITCHEN** 12' 10" x 7' 1" (3.91m x 2.16m)

**SOUTHERLY ASPECT GARDEN** 26' 11" x 13' 11" (8.2m x 4.24m)

## LANDING

**BEDROOM 1** 13' 6" x 9' 1" (4.11m x 2.77m)

**BEDROOM 2** 11' 0" x 6' 8" (3.35m x 2.03m)

## BATHROOM



**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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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