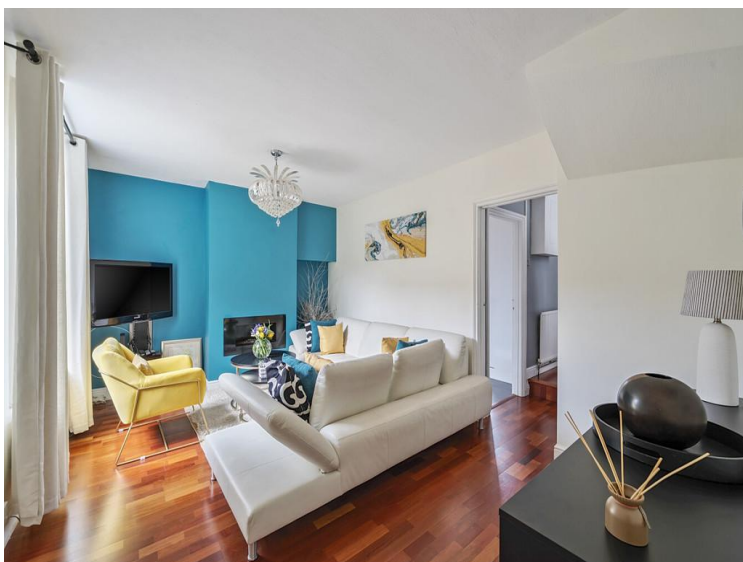




PAUL GRAHAM



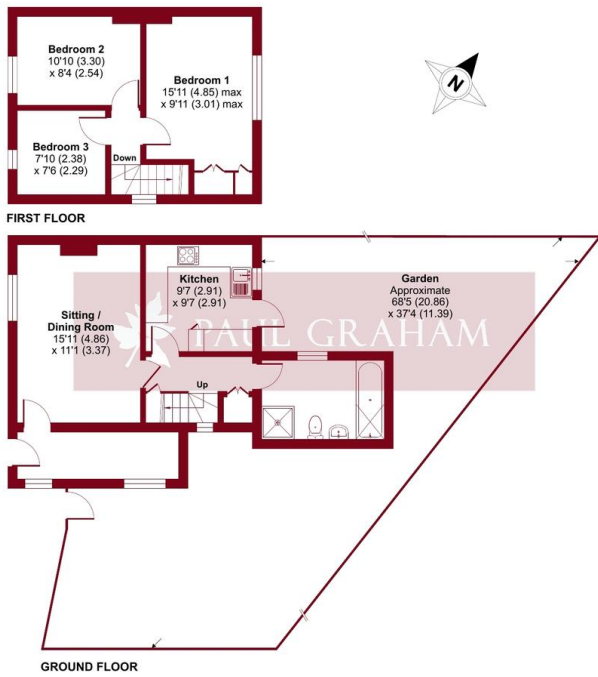
## 35 Sibton Road, Carshalton, SM5 1LQ | **Guide Price £450,000 Freehold**

A stunning three-bedroom end of terrace home, perfectly positioned on a generous corner plot. Presented in immaculate condition throughout, this stylish property features a bright and spacious living/dining room, modern kitchen with direct garden access, three well-proportioned bedrooms, and a luxury family bathroom. The beautifully landscaped wrap-around garden is ideal for entertaining, with further potential to extend (STPP). Set in a highly sought-after part of Carshalton, this home is just moments from excellent local schools, bus routes, and mainline stations offering fast links into London.



Sibton Road, Carshalton, SM5

Approximate Area = 828 sq ft / 76.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Paul Graham. REF: 1332641

## HALLWAY

**SITTING/DINING ROOM** 15' 11" x 11' 1"  
(4.85m x 3.38m)

**KITCHEN** 9' 7" x 9' 7" (2.92m x 2.92m)

## BATHROOM

## CUPBOARD

## LANDING

**BEDROOM 1** 15' 11" x 9' 11" (4.85m x 3.02m)

**BEDROOM 2** 10' 10" x 8' 4" (3.3m x 2.54m)

**BEDROOM 3** 7' 10" x 7' 6" (2.39m x 2.29m)

## GARDEN



**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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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