

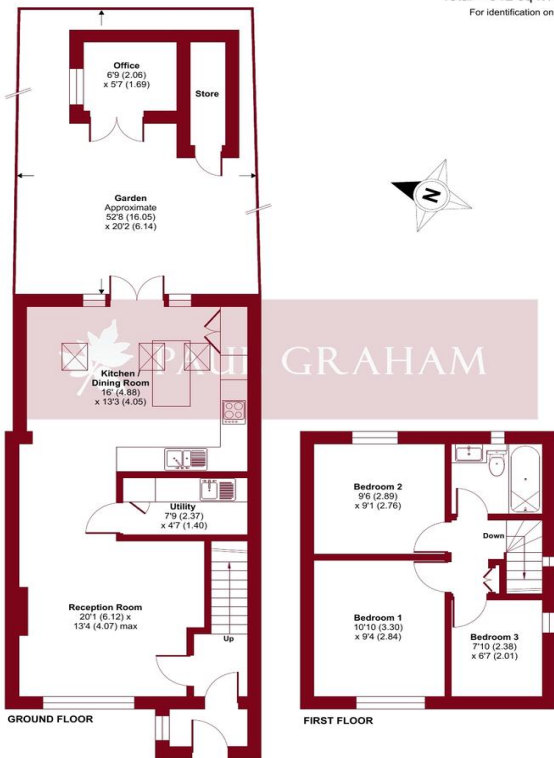


34 Stanhope Road, Carshalton, SM5 4LH | **Guide Price £500,000 - £535,000 Freehold**

This well-presented three-bedroom semi-detached family home offers spacious and well-balanced accommodation throughout and has been thoughtfully extended to the rear. The ground floor features a bright and generous reception room to the front, leading through to a superb open-plan kitchen/dining room, creating an ideal space for modern family living and entertaining. A useful utility area adds further practicality, while the overall condition of the property allows any buyer to move straight in. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a good-sized rear garden with a versatile outbuilding currently used as a home office, ideal for those working from home or in need of additional storage space. Further benefits include off-road parking to the front.

## Stanhope Road, Carshalton, SM5

Approximate Area = 875 sq ft / 81.2 sq m (excludes store)  
 Outbuilding = 37 sq ft / 3.4 sq m  
 Total = 912 sq ft / 84.6 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). © nrichcom 2026. Produced for Paul Graham. REF: 1436432

## PORCH

## ENTRANCE HALL

RECEPTION ROOM 20' 1" x 13' 4" (6.12m x 4.06m)

KITCHEN/DINING ROOM 16' 0" x 13' 3" (4.88m x 4.04m)

UTILITY ROOM 7' 9" x 4' 7" (2.36m x 1.4m)

GARDEN 52' 8" x 20' 2" (16.05m x 6.15m)

GARDEN OFFICE 6' 9" x 5' 7" (2.06m x 1.7m)

## STORE

BEDROOM 1 10' 10" x 9' 4" (3.3m x 2.84m)

BEDROOM 2 9' 6" x 9' 1" (2.9m x 2.77m)

BEDROOM 3 7' 10" x 6' 7" (2.39m x 2.01m)

## BATHROOM

## OFF ROAD PARKING



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		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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