



PAUL GRAHAM

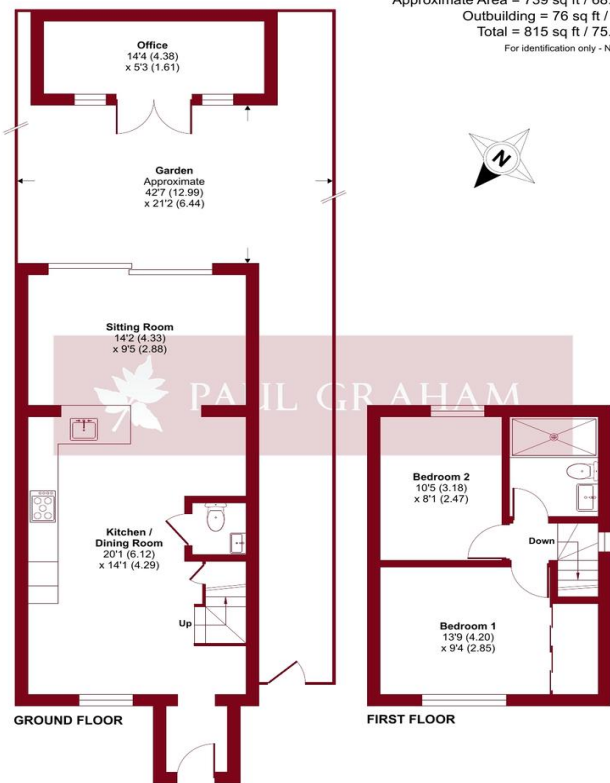


112 Thornton Road, Carshalton, SM5 1NQ | **Guide Price £450,000 Freehold**

This stunning two-bedroom end-of-terrace home has been beautifully extended and finished to an exceptional standard throughout. The ground floor boasts a spacious and modern kitchen/dining area, complemented by a bright sitting room and the convenience of a downstairs WC. Upstairs, two well-proportioned double bedrooms provide comfortable living space, while the contemporary bathroom adds a stylish touch. Additional benefits include off-road parking and a generously sized rear garden with a versatile office space, ideal for working from home.

Thornton Road, Carshalton, SM5

Approximate Area = 739 sq ft / 68.6 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 815 sq ft / 75.6 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). © nchecom 2025. Produced for Paul Graham. REF: 1251820



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		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

PORCH

KITCHEN/DINING ROOM 20' 1" x 14' 1" (6.12m x 4.29m)

SITTING ROOM 14' 2" x 9' 5" (4.32m x 2.87m)

WC

GARDEN 42' 7" x 21' 2" (12.98m x 6.45m)

GARDEN OFFICE 14' 4" x 5' 3" (4.37m x 1.6m)

BEDROOM 1 13' 9" x 9' 4" (4.19m x 2.84m)

BEDROOM 2 10' 5" x 8' 1" (3.18m x 2.46m)

BATHROOM

OFF ROAD PARKING



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