

**FOR SALE**



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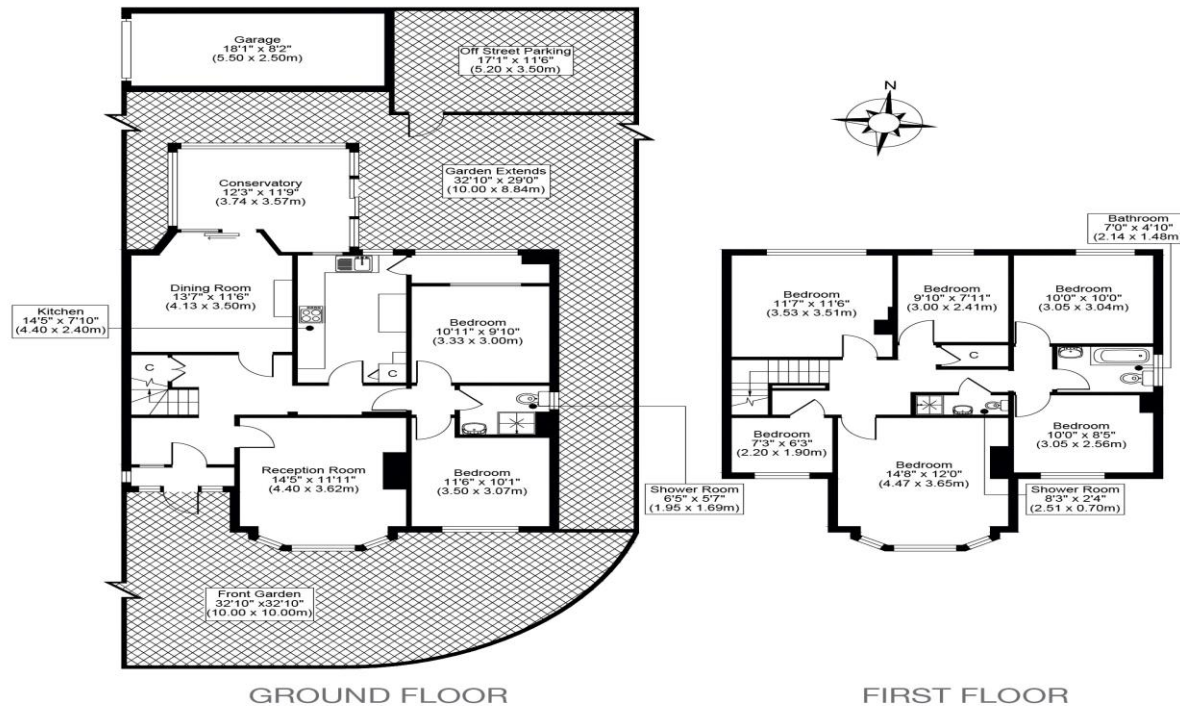
**Stanley Park Road, Carshalton, SM5**  
**Asking Price Of £650,000**

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**DOUBLE FRONTED LARGER Semi Detached larger house with NO CHAIN & IN NEED OF MODERNISATION** on a wide corner plot. Situated close to numerous popular schools, on the Carshalton Beeches & Wallington border, with excellent transport links and local shops and cafes close by. 6/8 BEDROOMS, 3/5 RECEPTION ROOMS. kitchen, 3 bathrooms, front garden, rear garden, plus a garage & parking space to the rear. This substantial house is ready for the next family to modernise to their own specifications, or has potential as an investment & future HMO (STPP). Due to the amount of works required, serious enquiries only.

**SOLE AGENT. KEYS HELD. EPC BAND C. Sutton Council Tax Band E = £2,774.10 PA**

**STANLEY PARK ROAD, SM5**  
**TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 2022 SQ.FT (188 SQ.M)**  
**TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1874 SQ.FT (174 SQ.M)**



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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