



52 St. James Road  
Carshalton, SM5 2DU  
Guide price £440,000



## 52 St. James Road

Carshalton, SM5 2DU

Cromwells Wallington are delighted to present this charming two bedroom extended home. The property offers modern open plan living with two reception rooms and a further 16ft breakfast room, a pretty rear garden and lots of period features.

This pretty cottage style house enjoys a prime location close to local shops and everyday amenities, making daily life convenient and effortless. Its standout feature is the nearby mainline railway station, providing excellent transport links for commuters. This well-connected yet comfortable setting makes the home an ideal choice for professionals, couples, or small families seeking both convenience and accessibility.

### Accommodation

Part glazed wooden front door to..

#### Lounge

UPVC double glazed bay window to front aspect, single panel radiator, fitted shelving and storage cupboards, feature cast iron fireplace, picture rail, under stairs storage covered, decorative coving and ceiling rose.

#### Study / Dining room

UPVC double glazed window to side aspect, single panel radiator, dado rail, picture rail, decorative coving and ceiling rose.

#### Kitchen

Range fitted wall units with matching cupboards and drawers below, solid worktops with inlaid ceramic sink and chrome mixer tap, space for dishwasher, space for gas range cooker with





extractor fan above, space for tall standing fridge/freezer, tiled splash back, tiled effect flooring.

#### Breakfast room

UPVC double glazed window to front aspect and patio doors to rear, two feature skylights, double panel radiator, wood laminate flooring, access to utility section with space and plumbing for washing machine with storage cupboards.

#### Downstairs bathroom

Comprising, freestanding clawfoot roll top bathtub with chrome mixer tap and shower, pedestal wash hand basin with mixer tap, low-level push button flush WC, tiled flooring, double panel radiator, part tiled walls, decorative coving, UPVC double glazed window to rear aspect.

#### Stairs to 1st floor

UPVC double glazed window to side aspect, picture rail, decorative coving.

#### Bedroom one

UPVC double glazed window to front aspect, open fireplace, single panel radiator, picture rail, coved ceiling.

#### Bedroom two

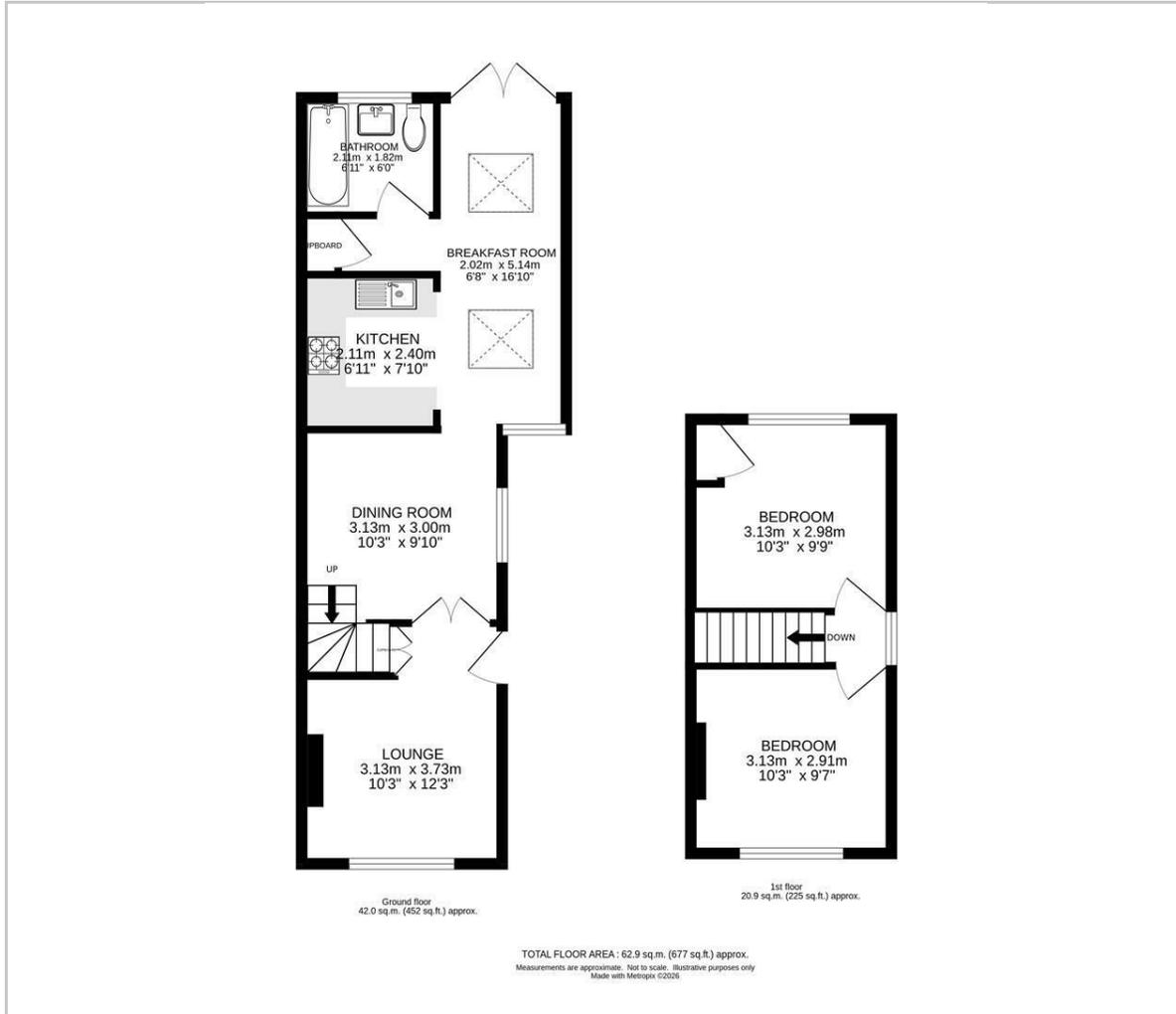
UPVC double glazed window to rear aspect, cupboard housing combination boiler, loft access, picture rail, coved ceiling, single panel radiator, wood laminate flooring.

#### Rear garden

Large paved patio with shrubs bordering, garden shed, fence enclosed, outside tap.



## Floor Plan



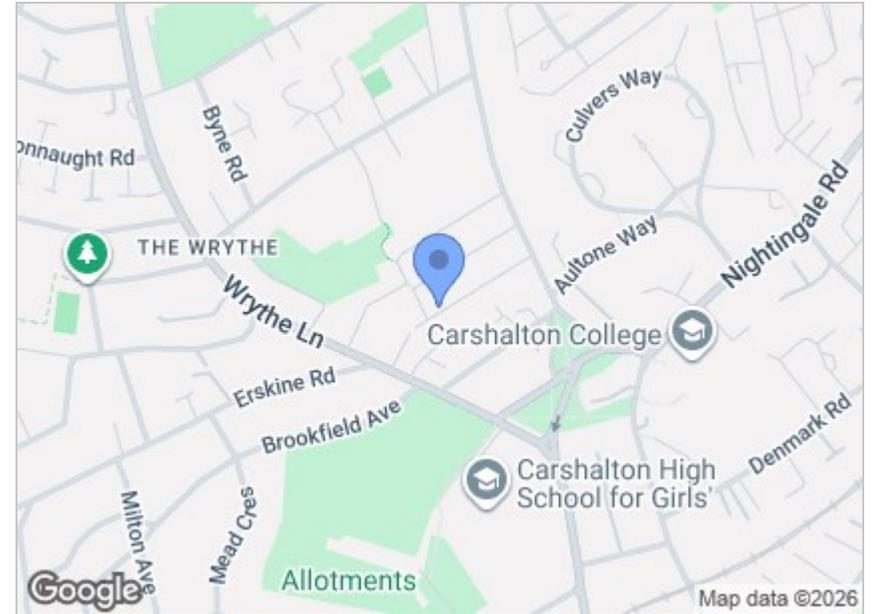
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

