

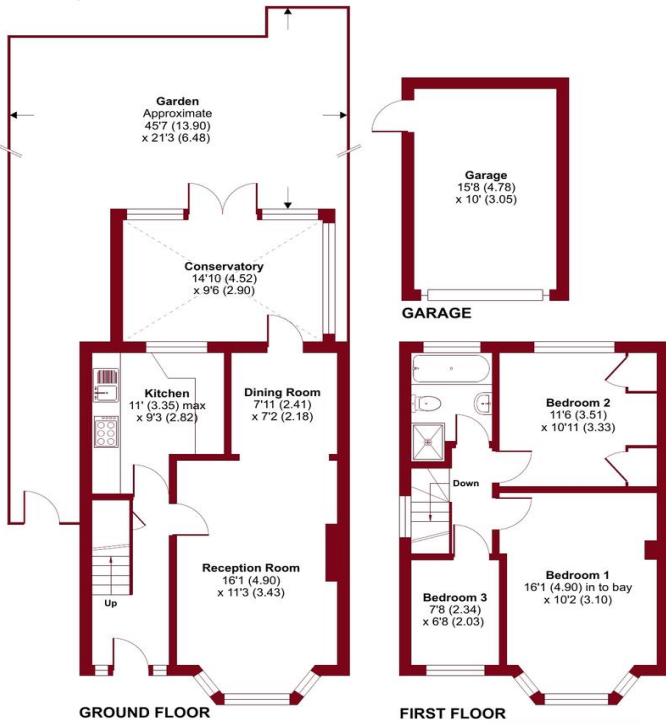


24 Shepley Close, Carshalton, SM5 2NJ | Guide Price £599,950 Freehold

Presenting an exceptional semi-detached house with three bedrooms. This superb property offers a delightful westerly facing garden, allowing you to relish the beauty of afternoon and evening sunsets. Throughout the house, you'll find a well-maintained and inviting space. Additionally, there is a sunny conservatory that provides the perfect spot to unwind and enjoy the greenery that surrounds you. This property also includes the convenience of off-road parking and a garage located to the rear.

Shepley Close, Carshalton, SM5

Approximate Area = 1009 sq ft / 93.7 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1166 sq ft / 1.08.2 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023.
 Produced for Paul Graham. REF: 994849

ENTRANCE HALL

RECEPTION ROOM 16' 1" x 11' 3" (4.9m x 3.43m)

DINING ROOM 7' 11" x 7' 2" (2.41m x 2.18m)

KITCHEN 11' 0" x 9' 3" (3.35m x 2.82m)

CONSERVATORY 14' 10" x 9' 6" (4.52m x 2.9m)

GARDEN

GARAGE 15' 8" x 10' 0" (4.78m x 3.05m)

LANDING

BEDROOM 1 16' 1" x 10' 2" (4.9m x 3.1m)

BEDROOM 2 11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM 3 7' 8" x 6' 8" (2.34m x 2.03m)

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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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