

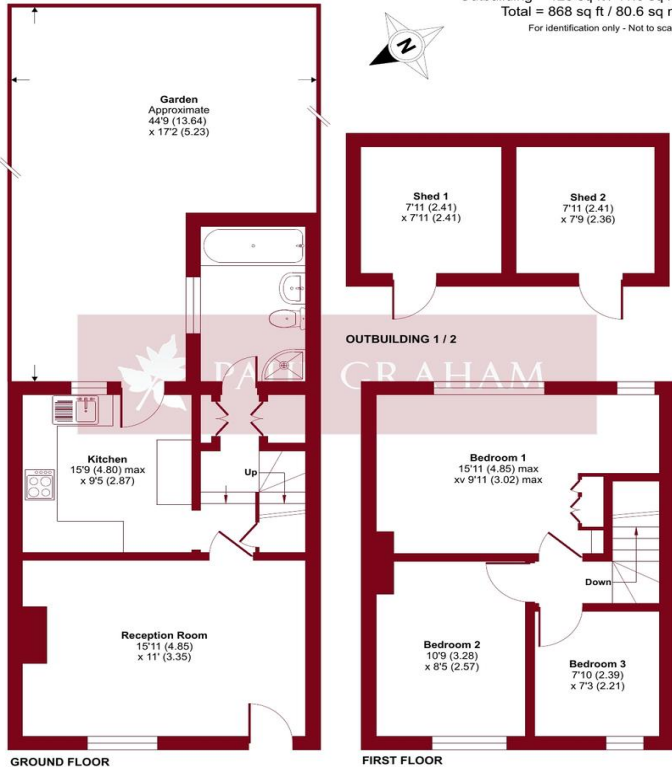


110 Shrewsbury Road, Carshalton, SM5 1LX | **Guide Price £400,000 Freehold**

This well-presented three-bedroom house offers spacious living in a popular residential area of Carshalton. The property features a bright and airy living room, perfect for family gatherings and relaxation. A modern kitchen provides the ideal space for cooking and entertaining, while off-road parking adds convenience for residents. With no onward chain, this property is ready for immediate move-in.

Shrewsbury Road, Carshalton, SM5

Approximate Area = 743 sq ft / 69 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 868 sq ft / 80.6 sq m
 For identification only - Not to scale



RECEPTION ROOM 15' 11" x 11' 0" (4.85m x 3.35m)

KITCHEN 15' 9" x 9' 5" (4.8m x 2.87m)

HALL

BATHROOM

BEDROOM 1 15' 11" x 9' 11" (4.85m x 3.02m)

BEDROOM 2 10' 9" x 8' 5" (3.28m x 2.57m)

BEDROOM 3 7' 10" x 7' 3" (2.39m x 2.21m)

GARDEN 44' 9" x 17' 2" (13.64m x 5.23m)

SHED 1 7' 11" x 7' 11" (2.41m x 2.41m)

SHED 2 7' 11" x 7' 9" (2.41m x 2.36m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Paul Graham. REF: 1220138



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 (in to bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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