

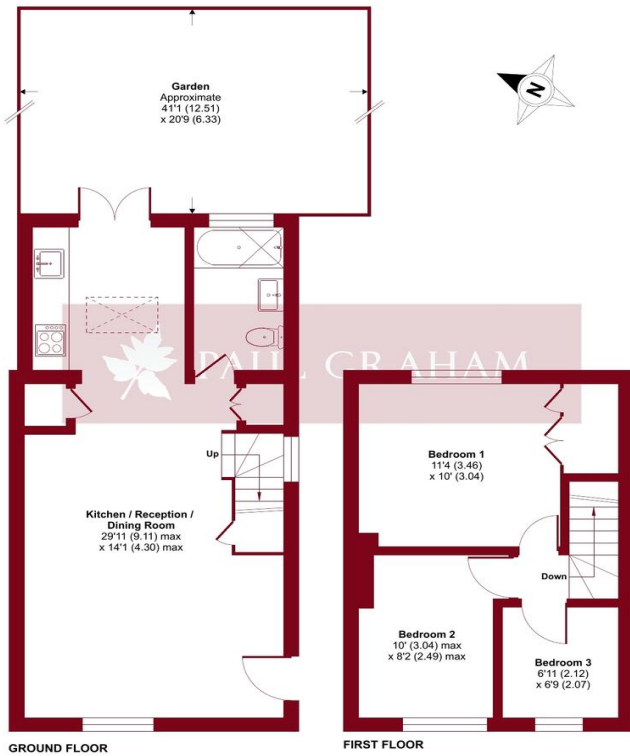
## 39 Shrewsbury Road, Carshalton, SM5 1NB | **£450,000 Freehold**

A superb three-bedroom end-of-terrace home on Shrewsbury Road, offered to the market with no onward chain. Thoughtfully extended to the rear, this stylish property boasts a bright and spacious open-plan kitchen, dining, and reception area with modern fittings and direct access to a beautifully landscaped garden. The home is presented in excellent condition throughout, featuring well-proportioned bedrooms, a contemporary family bathroom, and off-street parking for added convenience.



## Shrewsbury Road, Carshalton, SM5

Approximate Area = 699 sq ft / 64.9 sq m  
For identification only - Not to scale



**OPEN PLAN KITCHEN/RECEPTION ROOM 29' 11" x 14' 1" (9.12m x 4.29m)**

**GARDEN 41' 1" x 20' 9" (12.52m x 6.32m)**

**BATHROOM**

**BEDROOM 1 11' 4" x 10' 0" (3.45m x 3.05m)**

**BEDROOM 2 10' 0" x 8' 2" (3.05m x 2.49m)**

**BEDROOM 3 6' 11" x 6' 9" (2.11m x 2.06m)**

**OFF ROAD PARKING**

**NO ONWARD CHAIN**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1241170. © nchcom 2025.



**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	59 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk