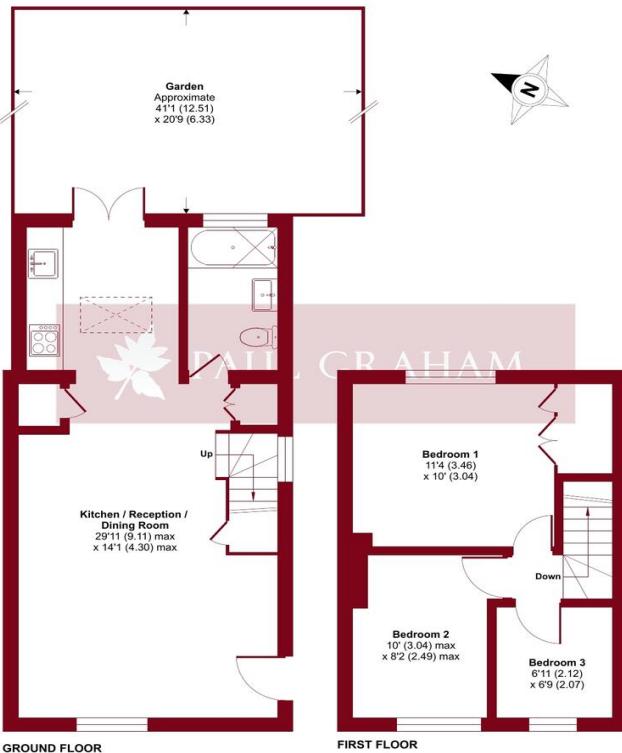




39 Shrewsbury Road, Carshalton, SM5 1NB | £450,000 Freehold

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.



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

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



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		

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