



19 Shorts Road, Carshalton, SM5 2PA | **Guide Price £600,000 - £625,000 Freehold**

A beautifully presented three-bedroom semi-detached period cottage offering characterful accommodation, two reception rooms and two stylish bathrooms. Tucked away in a sought-after setting close to Carshalton Village amenities, the property further benefits from off-street parking, a charming west-facing courtyard garden and a flexible layout ideal for modern living.

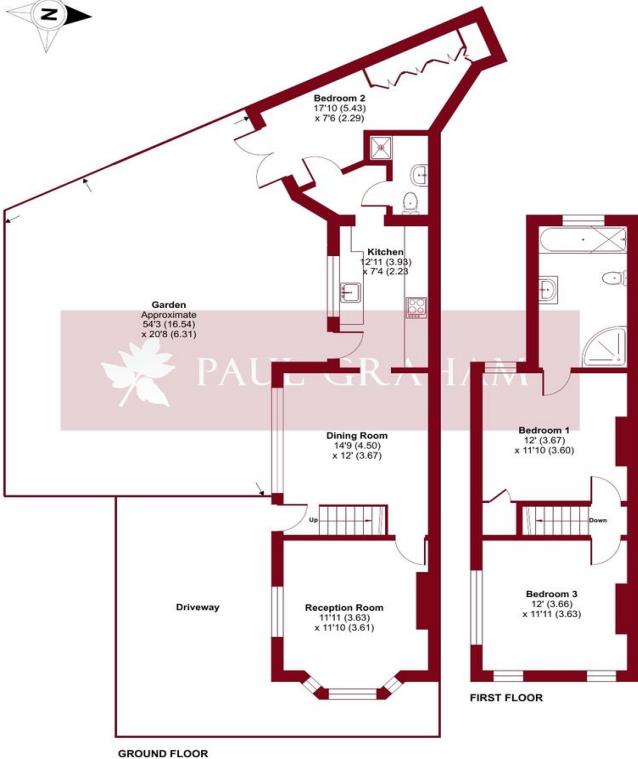
Offered to the market with no onward chain.



## Shorts Road, Carshalton, SM5

Approximate Area = 1035 sq ft / 96.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2026. Produced for Paul Graham. REF: 1395538



**RECEPTION ROOM** 11' 11" x 11' 10" (3.63m x 3.61m)

**DINING ROOM** 14' 9" x 12' 0" (4.5m x 3.66m)

**KITCHEN** 12' 11" x 7' 4" (3.94m x 2.24m)

**BATHROOM**

**GARDEN** 54' 3" x 20' 8" (16.54m x 6.3m)

**BEDROOM 1** 12' 0" x 11' 10" (3.66m x 3.61m)

**ENSUITE**

**BEDROOM 2** 17' 10" x 7' 6" (5.44m x 2.29m)

**BEDROOM 3** 12' 0" x 11' 11" (3.66m x 3.63m)

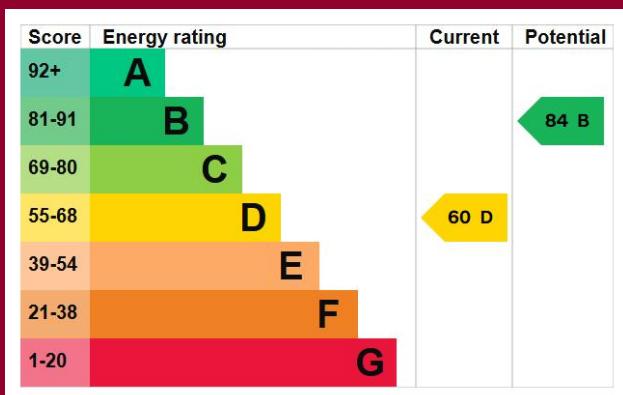
**OFF ROAD PARKING**

**CHAIN FREE**

PAUL GRAHAM



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.



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