

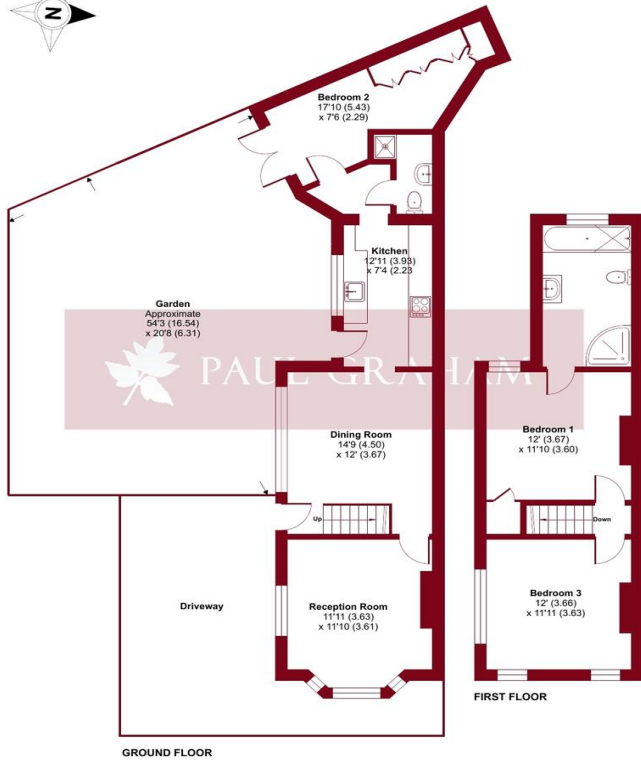


19 Shorts Road, Carshalton, SM5 2PA | Guide Price £600,000 - £625,000 Freehold

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



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



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



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		84 B
69-80	C		
55-68	D	60 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