



99 Shrewsbury Road, Carshalton, SM5 1LT | **Guide Price £450,000 Freehold**

A beautifully presented three-bedroom family home set on a quiet residential road in the ever-popular Carshalton area. The property offers generous living space, a stylish extended kitchen/dining area, off-street parking and a large private rear garden, making it ideal for families and first-time buyers alike.

## Shrewsbury Road, Carshalton, SM5

Approximate Area = 823 sq ft / 76.4 sq m  
For identification only - Not to scale

## PORCH

**RECEPTION ROOM** 15' 9" x 11' 0" (4.8m x 3.35m)

**KITCHEN/DINING ROOM** 17' 10" x 9' 7" (5.44m x 2.92m)

## BATHROOM

**BEDROOM 1** 13' 1" x 9' 11" (3.99m x 3.02m)

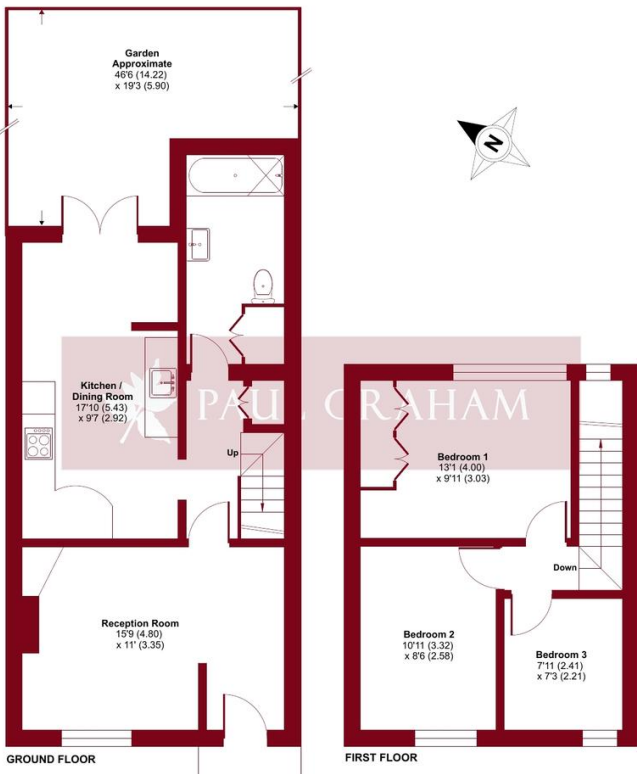
**BEDROOM 2** 10' 11" x 8' 6" (3.33m x 2.59m)

**BEDROOM 3** 7' 11" x 7' 3" (2.41m x 2.21m)

## GARDEN

## 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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