

25 Shepley Close, Carshalton, SM5 2NJ
£600,000 - £625,000



PAUL GRAHAM

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DESCRIPTION

This charming three-bedroom semi-detached home showcases an attractive mock Tudor-style façade and is presented in excellent condition throughout. Internally, the property offers a bright and spacious living room featuring beautiful parquet flooring, a well-maintained kitchen and a sleek, modern family bathroom, all arranged in a practical and family-friendly layout. Externally, the private rear garden is a real highlight, incorporating a detached home office ideal for remote working or hobbies. Further benefits include off-road parking and well-balanced accommodation, making this an ideal home for modern family living. Situated within the sought-after cul-de-sac of Shepley Close, the property occupies a prime position in Carshalton. Both Carshalton Station and Hackbridge Station are within easy reach, providing convenient rail connections to central London.



ROOMS

ENTRANCE HALL

SITTING ROOM 15' 5" x 11' 4" (4.7m x 3.45m)

KITCHEN/DINING ROOM 17' 4" x 10' 10" (5.28m x 3.3m)

WC

GARDEN 59' 3" x 22' 1" (18.06m x 6.73m)

GARDEN OFFICE 9' 8" x 8' 10" (2.95m x 2.69m)

STORAGE ROOM/GARAGE 10' 4" x 7' 8" (3.15m x 2.34m)

LANDING

BEDROOM 1 16' 1" x 11' 9" (4.9m x 3.58m)

BEDROOM 2 11' 7" x 10' 8" (3.53m x 3.25m)

BEDROOM 3 7' 5" x 5' 5" (2.26m x 1.65m)

BATHROOM

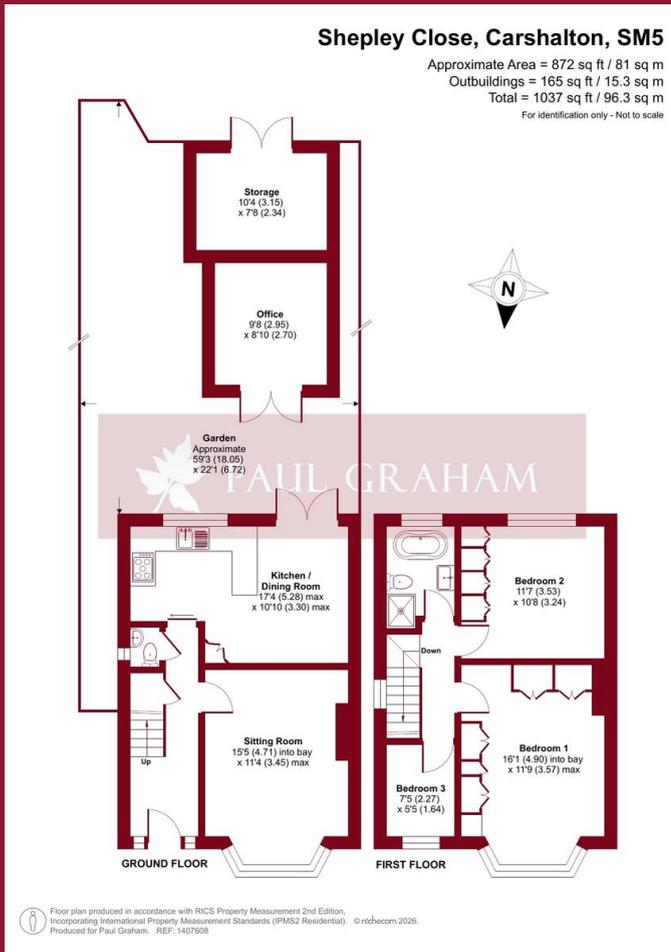
OFF-ROAD PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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