



Shrewsbury Road, Carshalton SM5 1LY

welcome to

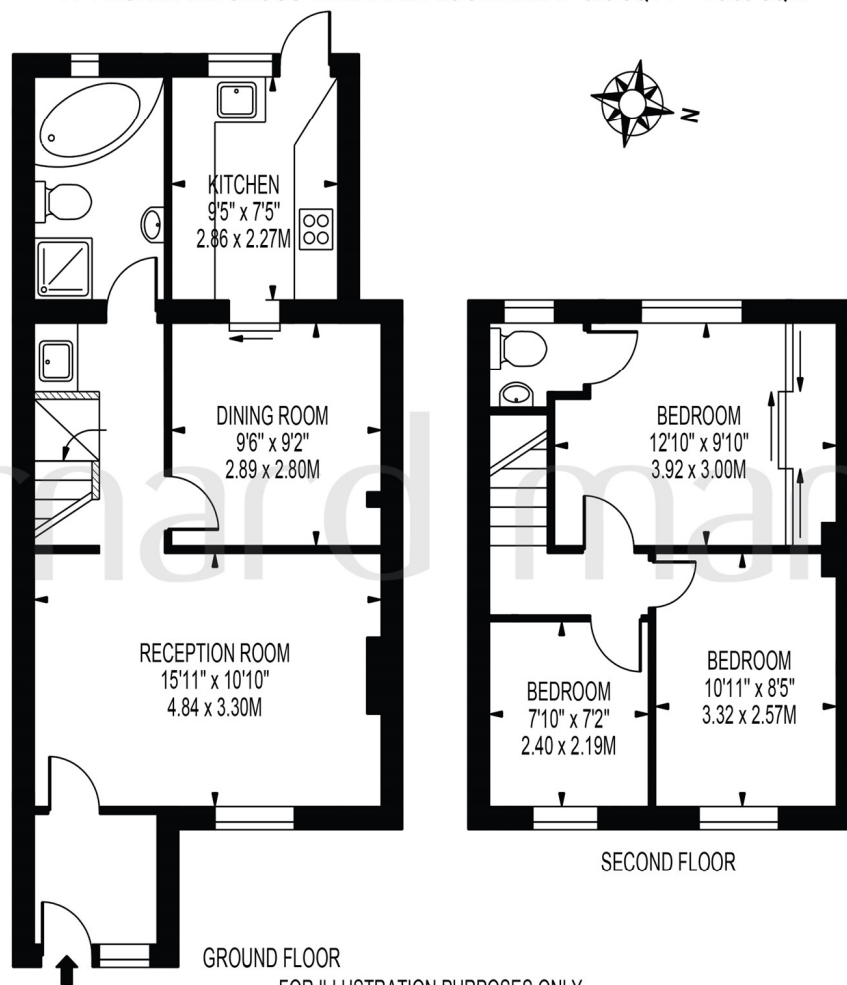
Shrewsbury Road, Carshalton

Located on the popular and well-connected Shrewsbury Road in Carshalton, this well-proportioned three-bedroom terraced home offers extended living space and a flexible layout, ideal for families and professionals alike. The ground floor features a welcoming living room, a separate dining area, an extended kitchen and a useful utility area. A spacious bathroom is also conveniently located on the ground floor. Upstairs, there are three good-sized bedrooms. The main bedroom benefits from the added convenience of a WC, providing extra functionality for busy households and mirror-fronted wardrobes. Outside, the property enjoys a larger-than-average rear garden-ideal for outdoor entertaining or relaxing-as well as a private driveway with space for two vehicles. This lovely home also benefits from the 16ft x 8ft shed with power at the end of the garden and a front porch. Situated close to highly regarded schools, local amenities, and excellent transport links, this property offers both comfort and convenience in a sought-after Carshalton location.



SHREWSBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 829 SQ FT - 76.98 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Shrewsbury Road, Carshalton

- THREE BEDROOM FAMILY HOME
- LOUNGE & ADDITIONAL DINING AREA
- GREAT CONDITION THROUGHOUT
- GENEROUS REAR GARDEN
- DRIVEWAY FOR TWO CARS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£450,000



view this property online barnardmarcus.co.uk/Property/WLG106221



Property Ref:
WLG106221 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property