



31 Shap Crescent

Carshalton, SM5 1LU

Asking price £450,000

An impressive and much-loved family home offering bright, spacious, and welcoming accommodation throughout. The entrance leads into a generous open-plan living area featuring wood flooring, a cosy wood-burning stove, air conditioning, and striking exposed brick walls. The high-specification kitchen/breakfast room is well-appointed with integrated appliances including an oven, hob, microwave, and fridge freezer, as well as designated space for a freestanding washing machine and dishwasher.

A luxurious ground floor shower room boasts a walk-in cubicle with a rain shower, vertical radiator, and extractor fan. Also on the ground floor is a versatile room—currently used as a study—with direct access to the garden.

Upstairs, the master suite impresses with a range of fitted wardrobes, a bespoke en-suite shower room, air conditioning, ceiling fan, and low-voltage spot lighting. There are two further bedrooms, with the second double also benefiting from fitted wardrobes.

To the rear, a sunny tiered garden features a decked patio, low-maintenance artificial lawn, raised flower beds, a solar-powered water feature, outdoor lighting and tap, and steps leading to a storage shed with power and lighting on a hardstanding. The front of the property offers off-street parking for 2–3 vehicles.

- Extended Three bedroom family home
- Immaculate condition throughout
- Bright and modern interior
- Spacious open plan accommodation
- Separate multi use room / study
- Downstairs shower room
- Master with en-suite shower room
- Fully double glazed with Air conditioning
- Fabulous garden with storage shed
- Off street parking for x3 cars

Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490

if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



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