



PAUL GRAHAM

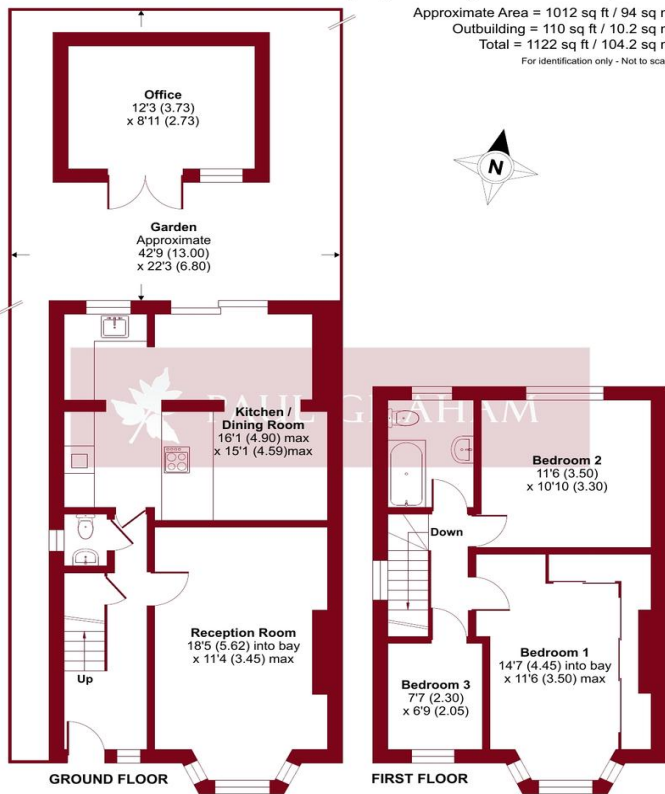


4 Shepley Close, Carshalton, SM5 2NJ | **Guide Price £600,000 Freehold**

Guide Price: £600,000 - £620,000. This charming three-bedroom semi-detached house boasts a striking mock Tudor-style design and is presented in excellent condition throughout. The property features a spacious and bright living room with beautiful parquet flooring, a sleek and modern bathroom, and a well-maintained kitchen. Extended to the rear, it offers additional living space, while the private garden includes a home office-perfect for remote working. With off-road parking and a family-friendly layout, this home is ideal for modern living.

Shepley Close, Carshalton, SM5

Approximate Area = 1012 sq ft / 94 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 1122 sq ft / 104.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1234466

ENTRANCE HALL

RECEPTION ROOM 18' 5" x 11' 4" (5.61m x 3.45m)

KITCHEN/DINING ROOM 16' 1" x 15' 1" (4.9m x 4.6m)

WC

GARDEN 42' 9" x 22' 3" (13.03m x 6.78m)

OFFICE 12' 3" x 8' 11" (3.73m x 2.72m)

BEDROOM 1 14' 7" x 11' 6" (4.44m x 3.51m)

BEDROOM 2 11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM 3 7' 7" x 6' 9" (2.31m x 2.06m)

BATHROOM

OFF ROAD PARKING



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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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