



PAUL GRAHAM

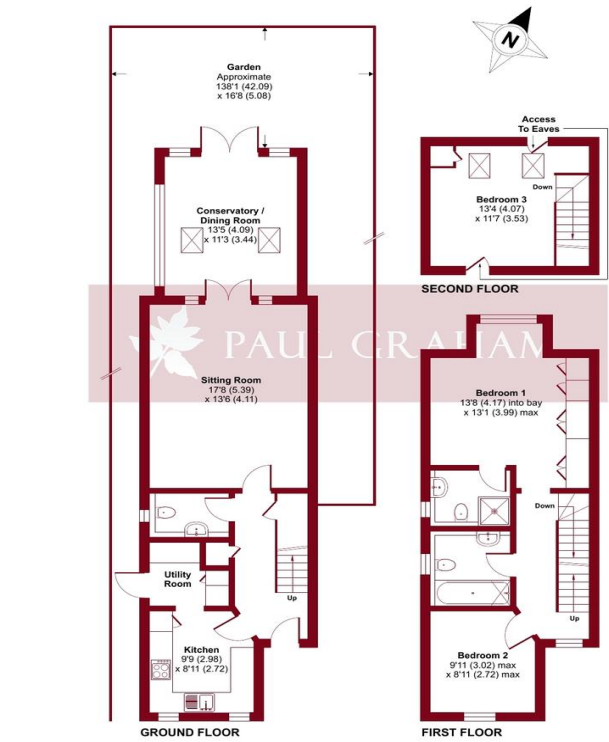


8a Shorts Road, Carshalton, SM5 2PB | **Guide Price £650,000 Freehold**

A bright and spacious 3 bedroom detached family home with parking and large garden located in the heart of Carshalton Village.

Shorts Road, Carshalton, SM5

Approximate Area = 1261 sq ft / 117.1 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). © nctechcom 2025. Produced for Paul Graham. REF: 1348594

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN 9' 9" x 8' 11" (2.97m x 2.72m)

UTILITY

SITTING ROOM 17' 8" x 13' 6" (5.38m x 4.11m)

CONSERVATORY/DINING AREA 13' 5" x 11' 3" (4.09m x 3.43m)

FIRST FLOOR

BEDROOM 1 13' 8" x 13' 1" (4.17m x 3.99m)

EN SUITE SHOWER ROOM

BEDROOM 2 9' 11" x 8' 11" (3.02m x 2.72m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 3 13' 4" x 11' 7" (4.06m x 3.53m)

PARKING TO FRONT

REAR GARDEN 138' 1" x 16' 8" (42.09m x 5.08m) Approx



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		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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