

4 Shorts Road, Carshalton, SM5 2PB
Guide Price £625,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This superb four-bedroom Victorian period home offers spacious and characterful accommodation throughout, combining charming original features with modern family living. The property boasts high ceilings and generous room proportions, with a bright and spacious reception/dining room creating an ideal space for both relaxing and entertaining. To the rear, the kitchen overlooks the impressive garden, while the layout provides excellent versatility for growing families. A real standout feature of the property is the stunning loft conversion, creating a show-stopping principal bedroom complete with en-suite bathroom and excellent proportions. Further bedrooms are well-sized and ideal for family living, guest accommodation or home working. Externally, the property benefits from a large rear garden and the added convenience of off-road parking. Ideally situated on the highly sought-after Shorts Road, the property is just moments from the heart of Carshalton Village, renowned for its charming atmosphere, independent cafés, restaurants and local amenities. The picturesque Carshalton Ponds and The Grove Park are also within easy reach, offering beautiful green spaces.



ROOMS

ENTRANCE HALL

RECEPTION/DINNING ROOM 25'
10" x 10' 10" (7.87m x 3.3m)

KITCHEN 11' 6" x 8' 5" (3.51m x
2.57m)

BEDROOM 2 14' 4" x 12' 2" (4.37m
x 3.71m)

BEDROOM 3 12' 0" x 8' 6" (3.66m x
2.59m)

BEDROOM 4 8' 3" x 7' 3" (2.51m x
2.21m)

BATHROOM

BEDROOM 1 19' 2" x 13' 4" (5.84m
x 4.06m)

ENSUITE

GARDEN 84' 0" x 19' 7" (25.6m x
5.97m)

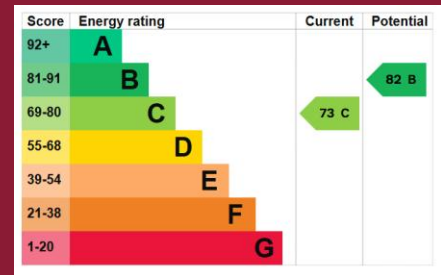
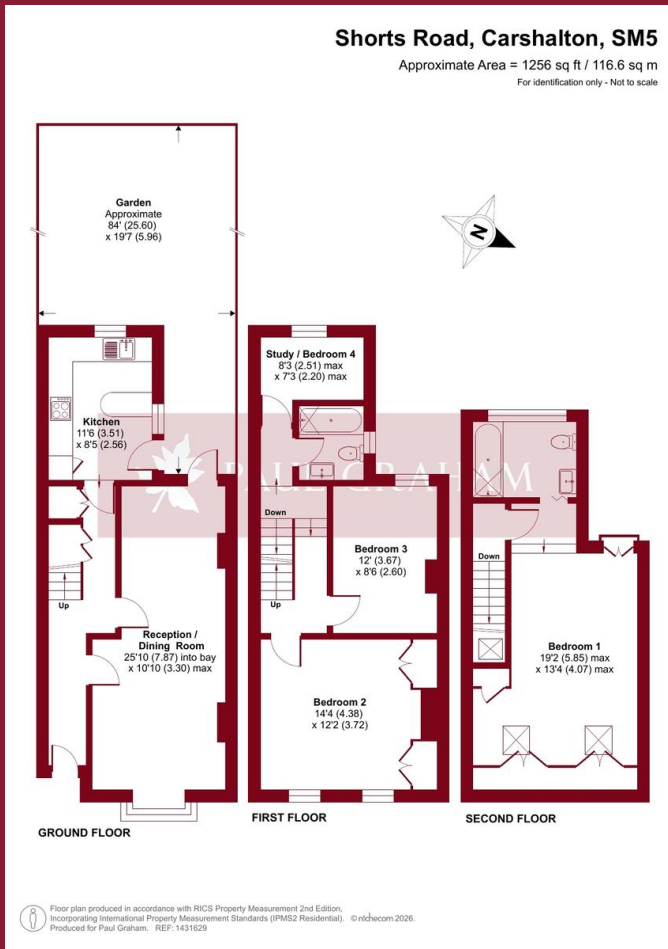
OFF ROAD PARKING



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FLOOR PLAN



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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