

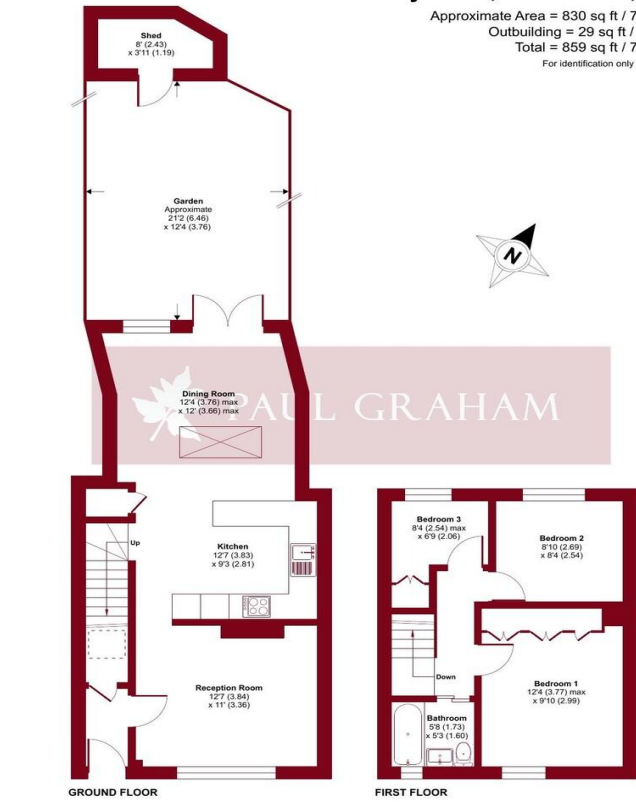


179 Shaftesbury Road, Carshalton, SM5 1HJ | **Guide Price £450,000 - £475,000 Freehold**

A beautifully extended and meticulously maintained three-bedroom family home on Shaftesbury Road, Carshalton. Presented in excellent condition throughout, it features an impressive open-plan kitchen/dining room, separate reception room, landscaped garden with a study, and off-street parking. Poulter Park is moments away, with well-regarded schools, local amenities and transport links close by.

Shaftesbury Road, Carshalton, SM5

Approximate Area = 830 sq ft / 77.1 sq m
Outbuilding = 29 sq ft / 2.6 sq m
Total = 859 sq ft / 79.8 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). Produced for Paul Graham. REF: 1522684 © nrichcom 2026.

ENTRANCE HALL

RECEPTION ROOM 12' 7" x 11' 0" (3.84m x 3.35m)

KITCHEN 12' 7" x 9' 3" (3.84m x 2.82m)

DINING ROOM 12' 4" x 12' 0" (3.76m x 3.66m)

GARDEN 0m

SHED 8' 0" x 3' 11" (2.44m x 1.19m)

LANDING

BEDROOM 1 12' 4" x 9' 10" (3.76m x 3m)

BEDROOM 2 8' 10" x 8' 4" (2.69m x 2.54m)

BEDROOM 3 8' 4" x 6' 9" (2.54m x 2.06m)

BATHROOM 5' 8" x 5' 3" (1.73m x 1.6m)

OFF ROAD PARKING

NO ONWARD CHAIN



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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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