



48 Shrewsbury Road, Carshalton, SM5 1LZ



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Offers over £450,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this superbly presented and extended two bedroom end of terrace home which must be seen! The property has been lovingly maintained by the current owners and is perfect for those who are looking for something ready to move straight into. The accommodation features an open plan kitchen diner providing a great entertaining space to host family and friends, a modern bathroom, a spacious reception room and two double bedrooms. The rear garden offers the perfect place to relax and socialise plus side access providing extra convenience.

The property is well situated for bus links serving Morden, Sutton, Croydon, Wallington and Carshalton, local shops and a range of good schools. Call to book your viewing now!

Accommodation
Entrance Lobby
Radiator, luxury vinyl flooring.

Living Room
Modern vertical radiator, luxury vinyl flooring, radiator, double glazed window to front aspect.

Inner hallway
Understairs storage cupboard, cupboard housing boiler.

Bathroom
Modern suite comprising corner shower cubicle with sliding doors, thermostatic shower with rain showerhead and hand shower attachment, enclosed WC, bath with chrome mixer tap and hand shower attachment, vanity wash hand basin with granite worktop and built in storage below, heated chrome towel rail, extractor fan, built in storage cupboards; part tiled walls, luxury vinyl flooring.

Stairs to 1st floor landing
Loft access (with pull down ladder, boarded for storage)

Open plan Kitchen Diner

Kitchen
Range of modern fitted kitchen units and drawers, undercabinet lights, Quartz worktop, inset stainless sink with mixer tap, integrated double oven/grill, gas hob and extractor fan above, space for dishwasher and washing machine, Metro tiled splashback, double glazed window to rear aspect, laminate flooring.

Dining Area
Radiator, laminate flooring, double glazed window to front aspect, double glazed French doors leading out to garden.

Bedroom One
Laminate flooring, radiator, double glazed window to front aspect.

Bedroom Two

Laminate flooring, radiator, double glazed window to rear aspect.

Outside

Paved driveway providing off street parking, gate for side access

Rear Garden
Paved patio area, lawn section, borders with shrubs, two sheds, outdoor power socket and water tap, gate providing side access

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

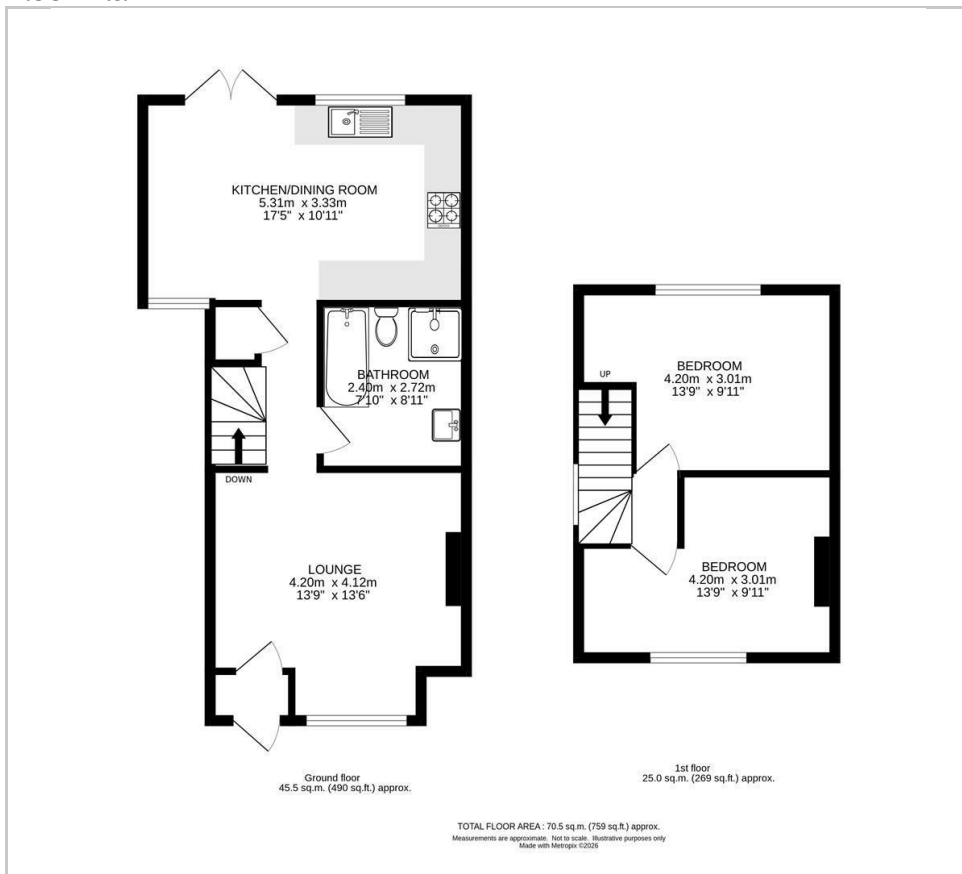








Floor Plan



Additional Information

Lived here 14yrs

Relocating abroad - no chain

Boundary RHS and half of back fence

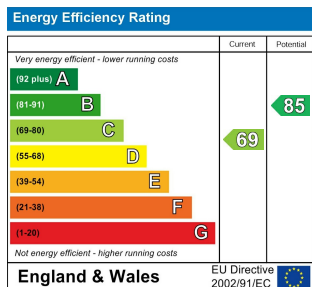
Renovated throughout, both extensions done by previous owner

Boiler - 10yrs old combi Valiant. in cupboard in inner hallway

Replumbed, no rewiring during their ownership

Neighbours nice

Floors insulated



Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.