



41 Shrewsbury Road  
Carshalton, SM5 1NB  
Guide price £450,000



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Located on the popular Shrewsbury Road in Carshalton, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 818 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The extended dining area is a wonderful addition, ideal for family meals or hosting friends.

The house comprises two inviting bedrooms, perfect for a small family or those seeking a guest room or home office. The bathroom is conveniently located upstairs, ensuring ease of access for all residents.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in this area. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

With its appealing layout and prime location, this end-terrace house on Shrewsbury Road is an excellent opportunity for anyone looking to settle in Carshalton. Whether you are a first-time buyer or seeking a cosy retreat, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.

#### Accommodation

Obscure double glazed composite front door to..

Inner porch

Single panel radiator, door to..

Lounge

UPVC triple glazed window to front aspect, modern radiator, feature cast iron fireplace.

Kitchen

Range fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid sink and chrome mixer tap, inlaid gas hob with extractor fan above and oven/grill at side, integrated fridge and freezer, space and plumbing for washing machine and dishwasher, tiled splash back, wood laminate flooring, archway to..





**Dining area**  
UPVC triple glazed window to rear aspect and patio doors leading to garden, wood laminate flooring, skylight, wall lights.

**Inner hallway**  
Fitted storage cupboard housing fuse board and further large storage cupboard housing combination boiler.

**Stairs to 1st floor landing**  
UPVC triple glazed windows to side aspect, loft access.



**Bedroom one**  
UPVC triple glazed window to rear aspect, double panel radiator, fitted wardrobes and built in wardrobe with shelving.

**Bedroom two**  
UPVC triple glazed window to front aspect, double panel radiator, picture rail.

**Bathroom**  
Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled effect flooring, extractor fan, obscure UPVC triple glazed window to front aspect.



**Rear garden – approximately 40ft**  
Large paved patio area leading to lawn section, wooden garden shed, outside tap, fence enclosed, gated side access.

**Front**  
Gravel driveway providing off street parking for two vehicles.



#### **BUYER'S INFORMATION**

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## Floor Plan



## Additional information

- No onward chain
- Previously rented out
- Extended dining area
- Upstairs bathroom
- Off street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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