



Pumping Station Cottages, Buckhurst Avenue, Carshalton, SM5 1PE

welcome to
Pumping Station Cottages, Buckhurst Avenue

THREE BEDROOM SEMI - DETACHED - family home offered to the market with potential for extension (STPP). The property boasts reception room, dining room and separate fitted kitchen. Upstairs offers three bedrooms, family bathroom and loft access point. Other benefits include off street parking for numerous cars and private rear garden. Call today to book your appointment to view.





GROSS INTERNAL
FLOOR AREA 504 SQ FT

GROSS INTERNAL
FLOOR AREA 443 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Reception Room

Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

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Pumping Station Cottages, Buckhurst Avenue

- Three bedroom
- Semi - detached family home
- Family bathroom
- Off street parking for numerous cars
- Potential for extension (STPP).

Tenure: Freehold EPC Rating: D

offers in excess of

£550,000



directions to this property:

From our office at SM6 0AP:

Take Parkgate Rd to High St/A232 2 min (0.4 mi)

Head north towards Parkgate Rd Restricted-usage roadV98 ft

Turn left onto Parkgate Rd 0.2 mi

Turn right onto Park Ln 0.1 mi

Turn left onto High St/A232 2 min (0.3 mi)

Turn right onto North St/B277 2 min (0.5 mi)

At the roundabout, take the 1st exit onto Green Wrythe Ln 16 s (217 ft)

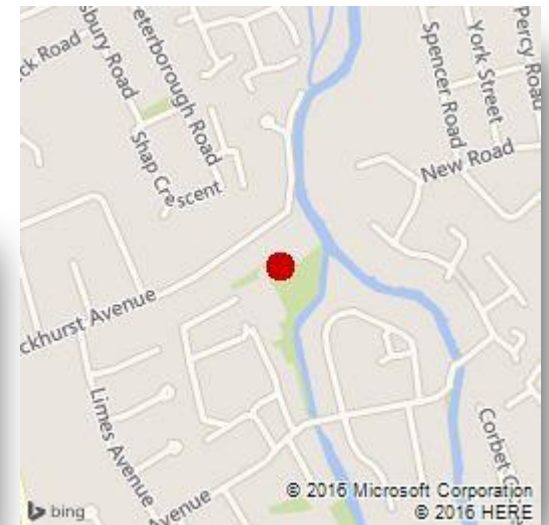
Follow Green Wrythe Ln and Buckhurst Ave to your destination 4 min (0.9 mi)

Turn right to stay on Green Wrythe Ln

Go through 1 roundabout 0.6 mi

Turn right onto Buckhurst Ave 0.2 mi

Turn right 135 ft, Turn left 226 ft.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG100653 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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