

44 Culvers Avenue, Carshalton, SM5 2BL



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Offers over £535,000

Cromwells
ESTATE AGENTS



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****NO ONWARD CHAIN****Don't miss out on this well presented four bedroom terraced home, located in a sought after residential road in Carshalton, close to good transport links, shops and a variety of schools. The property offers spacious living accommodation with an open plan lounge/diner, and a modern well equipped kitchen.

Upstairs across two floors you will four well proportioned bedrooms and two bathrooms for added convenience. The rear garden offers the perfect place to relax and entertain family and friends with a large patio area creating a nice social space. A viewing is highly recommended to appreciate the size and space of this lovely property.

Accommodation
Front door into

Entrance Hall
Radiator, laminate flooring, under stairs storage cupboard

Open plan Living Dining Room
Modern Radiators, laminate flooring, double glazed window to front aspect, double glazed door leading out to garden.

Kitchen
Range of modern grey gloss fitted kitchen units and drawers, laminate worksurface, stainless steel sink with chrome mixer tap, integrated 'Bosch' oven and gas hob with extractor fan above, space for washing machine and American fridge freezer, cupboard housing boiler, laminate flooring, double glazed windows and door leading out to garden.

Stairs to 1st floor landing

Bathroom
Three-piece suite comprising of panel enclosed bath with shower screen, chrome mixer tap and shower attachment, WC, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, part tiled walls, tiled flooring, double glazed window to rear aspect

Bedroom One
Radiator, fitted carpet, double glazed window to front

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect

Stairs to 2nd floor landing

Shower Room
Corner shower cubicle with sliding door, thermostatic shower, WC, vanity wash handbasin with

chrome mixer tap, part, tiled walls, tiled flooring, double glazed obscure window to rear aspect

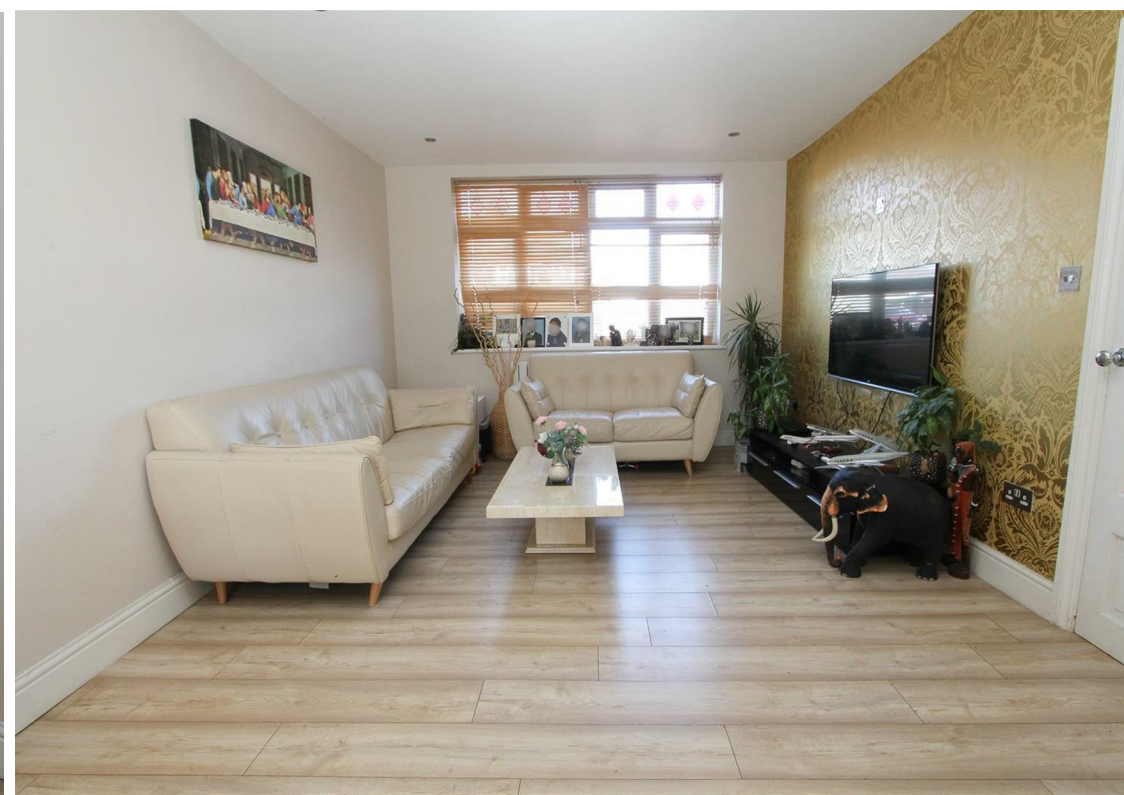
Bedroom Four
Radiator, fitted carpet, Velux windows to front, double glazed windows to rear aspect, eaves storage cupboard

Outside

Paved to front

Rear Garden
Paved patio area, decking area, artificial lawn, raised flower beds with shrubs and flowers .

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

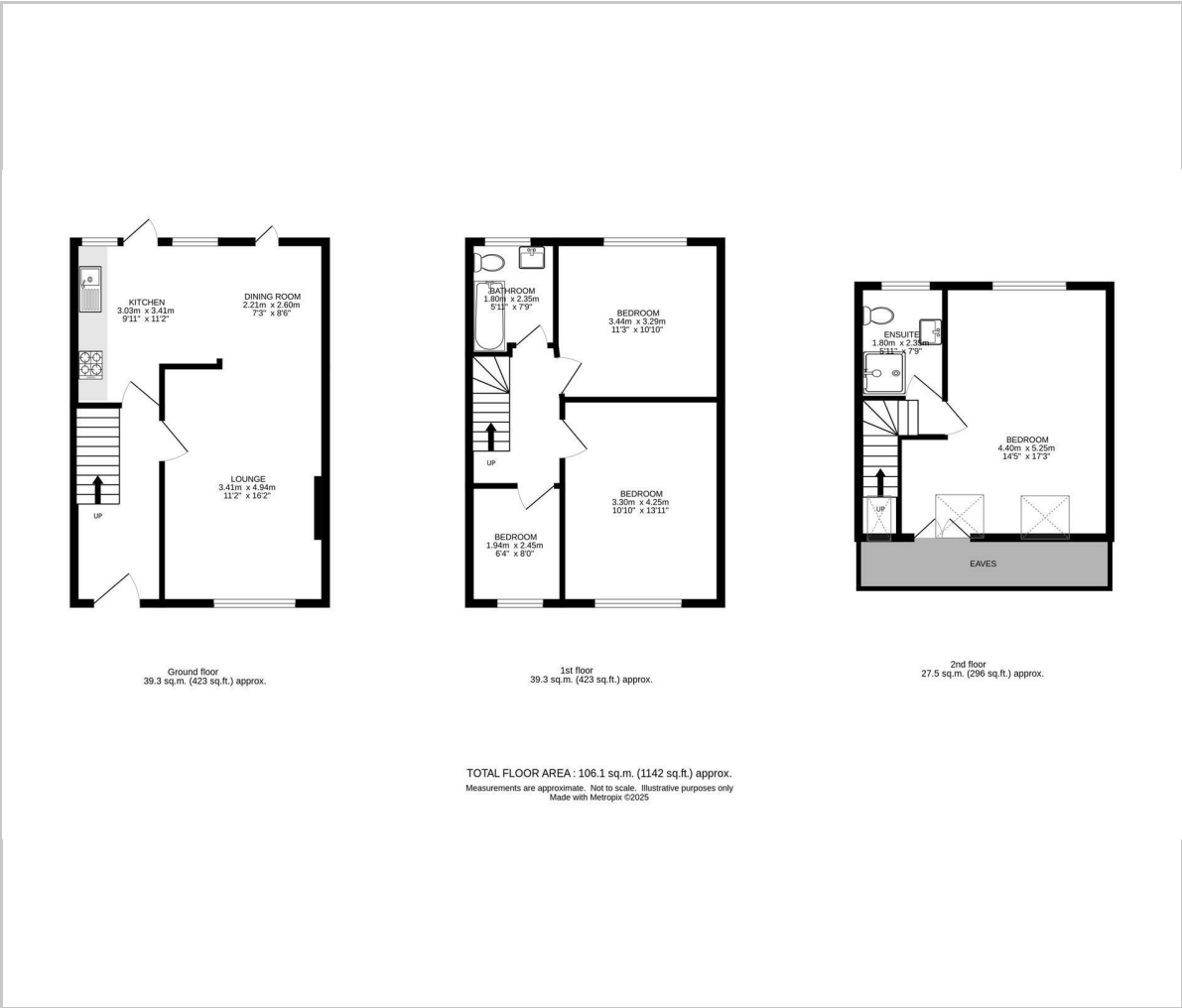








Floor Plan

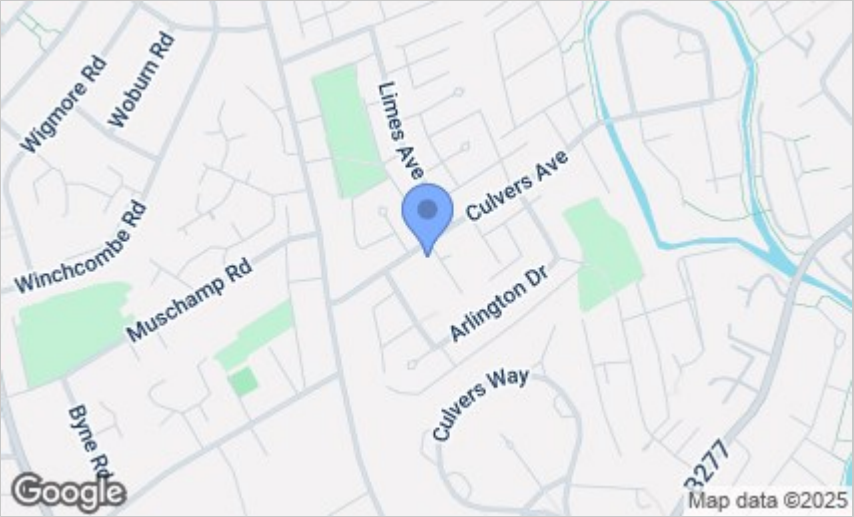


Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

