

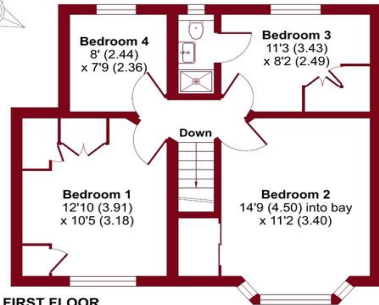


94 Culvers Avenue, Carshalton, SM5 2BJ | **Guide Price £635,000 Freehold**

Discover this spacious 4-bedroom end-of-terrace house, thoughtfully extended to the side and rear, offering ample living space for a growing family. The property features two reception rooms, including a cosy family room and an inviting living room, perfect for relaxation and entertaining. The modern extended rear kitchen and dining room is ideal for family gatherings. With four generously sized bedrooms, including one with an en-suite, this home ensures comfort and privacy for all family members. Off-street parking adds convenience. The property is presented in excellent condition throughout and offers exciting potential to further extend into the loft, subject to planning permission (STPP), making this home a versatile and future-proof investment.

Culvers Avenue, Carshalton, SM5

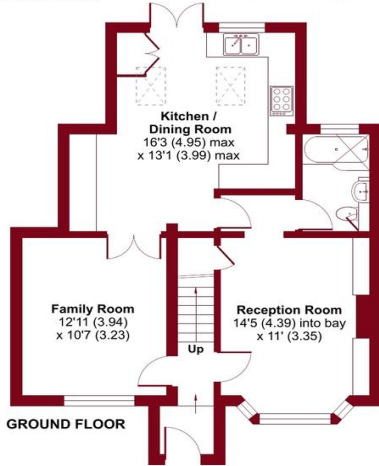
Approximate Area = 1284 sq ft / 119.2 sq m
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1131168



ENTRANCE HALL

RECEPTION ROOM 14' 5" x 11' 0" (4.39m x 3.35m)

FAMILY ROOM 12' 11" x 10' 7" (3.94m x 3.23m)

KITCHEN/DINING ROOM 16' 3" x 13' 1" (4.95m x 3.99m)

BATHROOM

GARDEN

BEDROOM 1 12' 10" x 10' 5" (3.91m x 3.18m)

BEDROOM 2 14' 9" x 11' 2" (4.5m x 3.4m)

BEDROOM 3 11' 3" x 8' 2" (3.43m x 2.49m)

ENSUITE

BEDROOM 4 8' 0" x 7' 9" (2.44m x 2.36m)

LOFT ROOM 11' 1" x 8' 2" (3.38m x 2.49m)

OFF ROAD PARKING



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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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