



PAUL GRAHAM



61 Bucklers Way, Carshalton, SM5 2DZ | **Guide Price £465,000 - £475,000 Freehold**

This charming three-bedroom mid-terrace house offers modern living in a central Carshalton location. The property features a spacious living room and a separate, well-appointed kitchen, perfect for both entertaining and family life. Upstairs, you will find three generously sized bedrooms and a family bathroom. The landscaped garden provides a private outdoor space, while the integral garage offers the potential for conversion, subject to planning permission (STPP).

## Bucklers Way, Carshalton, SN

Approximate Area = 784 sq ft / 72.8 sq m  
 Garage = 82 sq ft / 7.6 sq m  
 Total = 866 sq ft / 80.4 sq m  
 For identification only - Not to scale



### ENTRANCE HALL

**LIVING/DINNING ROOM 19' 7" x 13' 4" (5.97m x 4.06m)**

**KITCHEN 11' 8" x 5' 1" (3.56m x 1.55m)**

**WC**

**GARAGE**

**UTILITY AREA**

**GARDEN**

**LANDING**

**BEDROOM 1 13' 4" x 9' 9" (4.06m x 2.97m)**

**BEDROOM 2 13' 1" x 6' 5" (3.99m x 1.96m)**

**BEDROOM 3 10' 4" x 6' 6" (3.15m x 1.98m)**

**BATHROOM**

**OFF ROAD PARKING**

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © redroom 2024.  
 Produced for Paul Graham, REF: 1180273



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

## CARSHALTON

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## WALLINGTON

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