

49 Culvers Avenue, Carshalton, SM5 2BN
£725,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

This fully extended and substantial four/five-bedroom semi-detached home offers generous living space in a sought-after residential area. Boasting a spacious reception room, an extended dining area, and a large modern kitchen, the property is perfect for family living. A ground-floor study doubles as an additional bedroom, while two bathrooms and a convenient ground-floor WC enhance practicality. Presented in excellent condition throughout, the home also benefits from off-street parking, a detached garage, and a beautifully landscaped garden complete with a versatile garden gym/studio.



ROOMS

ENTRANCE HALL

SITTING ROOM 27' 0" x 11' 4" (8.23m x 3.45m)

DINING ROOM 12' 11" x 9' 0" (3.94m x 2.74m)

KITCHEN 19' 5" x 8' 6" (5.92m x 2.59m)

WC

STUDY/BEDROOM 5 13' 9" x 9' 3" (4.19m x 2.82m)

GARDEN 73' 10" x 27' 7" (22.5m x 8.41m)

STUDIO/GYM 14' 6" x 11' 9" (4.42m x 3.58m)

GARAGE 17' 4" x 11' 3" (5.28m x 3.43m)

LANDING

BEDROOM 2 16' 3" x 11' 0" (4.95m x 3.35m)

BEDROOM 3 11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM 4 20' 6" x 7' 1" (6.25m x 2.16m)

BATHROOM

BEDROOM 1 17' 4" x 13' 2" (5.28m x 4.01m)

BATHROOM

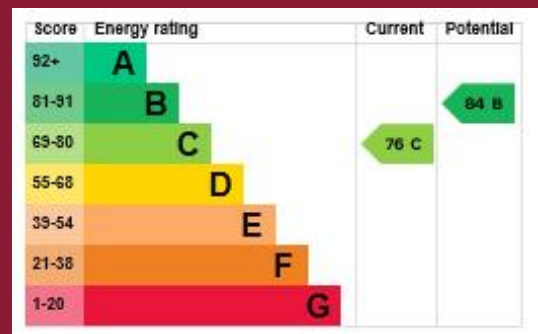
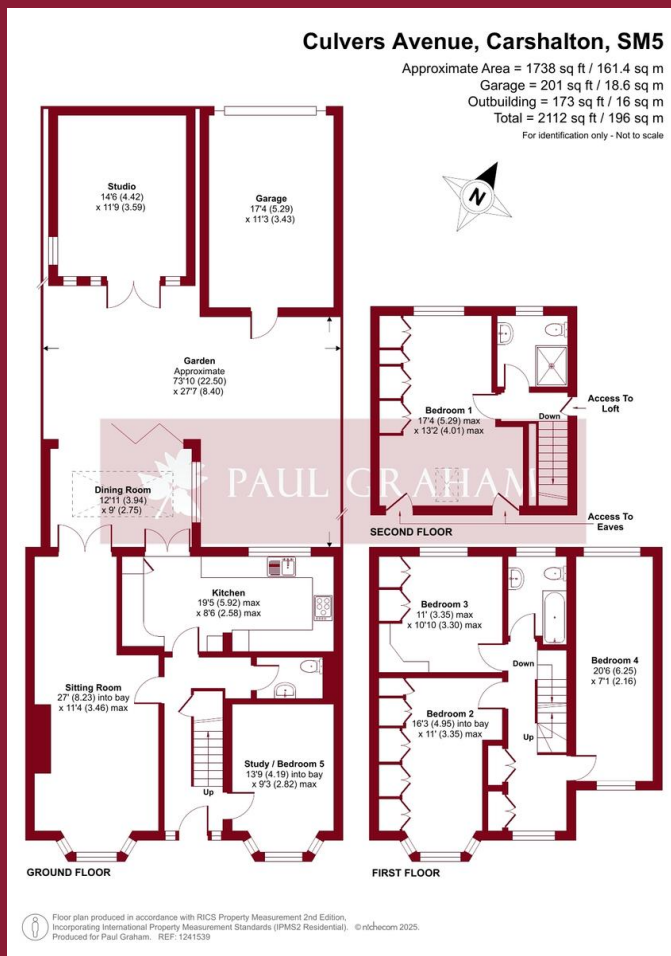
OFF ROAD PARKING



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FLOOR PLAN



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.

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