



PAUL GRAHAM



28 Culvers Avenue, Carshalton, SM5 2BL | **Guide Price £535,000 Freehold**

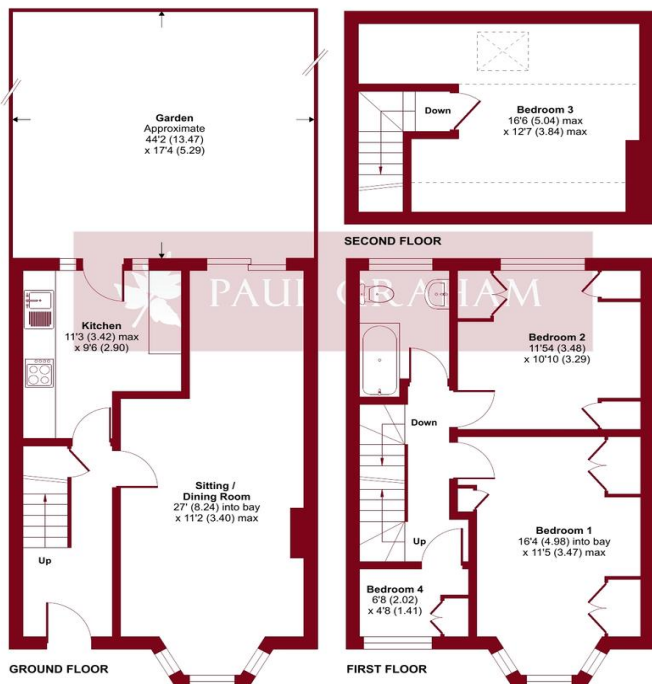
Situated on the sought-after Culvers Avenue, this charming four-bedroom terraced house offers spacious and versatile living. The property features a thoughtfully converted loft, providing an additional large bedroom, while the modern kitchen and generously sized sitting/dining room create an ideal space for family life. Off-road parking adds convenience, and the private garden with rear access offers a perfect outdoor retreat. With the added potential to extend (STPP), this home is a fantastic opportunity for those looking to personalise and expand.

Culvers Avenue, Carshalton, SM5

Approximate Area = 965 sq ft / 89.6 sq m
Limited Use Area(s) = 97 sq ft / 9 sq m
Total = 1062 sq ft / 98.6 sq m
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Paul Graham. REF: 1263673

ENTRANCE HALL

SITTING/DINING ROOM 27' 0" x 11' 2" (8.23m x 3.4m)

KITCHEN 11' 3" x 9' 6" (3.43m x 2.9m)

GARDEN 44' 2" x 17' 4" (13.46m x 5.28m)

LANDING

BEDROOM 1 16' 4" x 11' 5" (4.98m x 3.48m)

BEDROOM 2 11' 5" x 10' 10" (3.48m x 3.3m)

BEDROOM 3 16' 6" x 12' 7" (5.03m x 3.84m)

BEDROOM 4 6' 8" x 4' 8" (2.03m x 1.42m)

BATHROOM

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

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