

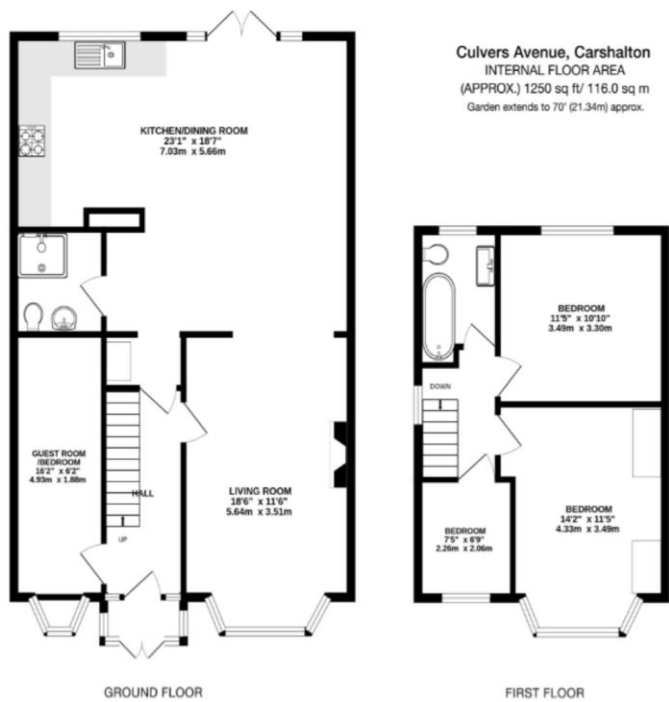


PAUL GRAHAM



71 Culvers Avenue, Carshalton, SM5 2BH | Guide Price £600,000 Freehold

Guide Price £600,000 - £620,000. An attractive and deceptively spacious 3/4 bedroom semi detached family home which has been extended on the ground floor to provide flexible accommodation. The property is conveniently situated close to schools, open spaces bus routes providing easy access to the Northern Line, and within walking distance of a Hackbridge mainline station. Carshalton station and town centre is also close by.



ENTRANCE HALL

LOUNGE 18' 6" x 11' 6" (5.64m x 3.51m)

OPEN PLAN KITCHEN/DINING AREA 23' 1" x 18' 7" (7.04m x 5.66m)

BEDROOM 4/GUEST ROOM/OFFICE 16' 2" x 6' 2" (4.93m x 1.88m)

SHOWER ROOM

LANDING

BEDROOM 1 14' 2" x 11' 5" (4.32m x 3.48m)

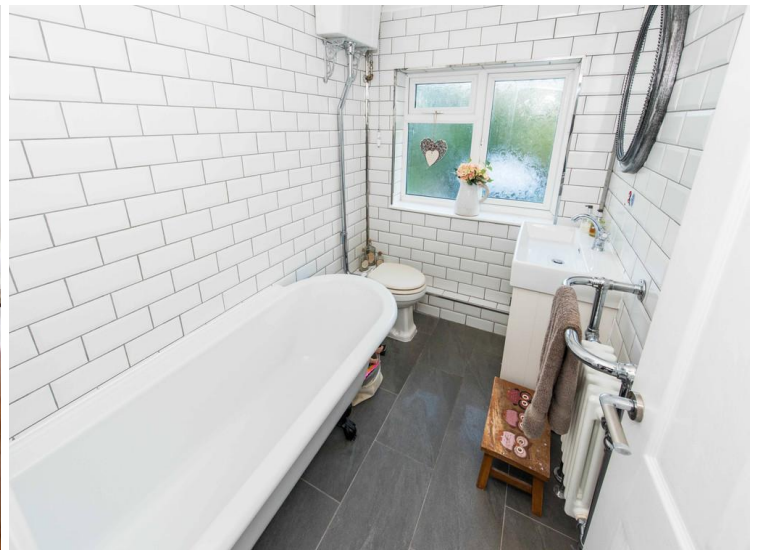
BEDROOM 2 11' 5" x 10' 10" (3.48m x 3.3m)

BEDROOM 3 7' 5" x 6' 9" (2.26m x 2.06m)

BATHROOM

GARDEN

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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk