



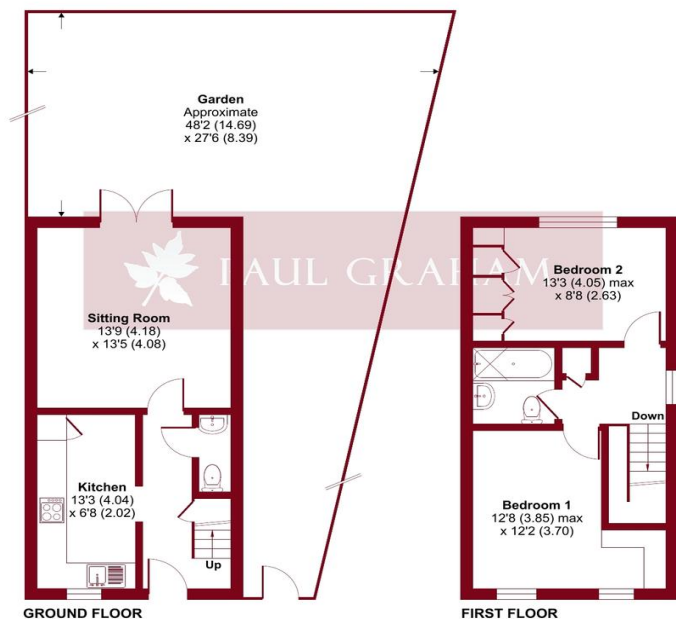
## 30a Buckhurst Avenue, Carshalton, SM5 1PF | **Guide Price £450,000 Freehold**

A modern 2 bedroom end of terraced house with off road parking and side access. The property features include, downstairs W/C with upstairs family bathroom, double glazing, central heating, potential for side extension (subject to planning permission) and outside worktop/storage unit. Located on a corner plot in a popular residential road with schools and transport links near by.



## Buckhurst Avenue, Carshalton, SM

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Paul Graham. REF: 1281324

## ENTRANCE HALL

## DOWNSTAIRS WC

**KITCHEN** 13' 3" x 6' 8" (4.04m x 2.03m)

**SITTING ROOM** 13' 9" x 13' 5" (4.19m x 4.09m)

## FIRST FLOOR LANDING

**BEDROOM 1** 12' 8" x 12' 2" (3.86m x 3.71m) max

**BEDROOM 2** 13' 3" x 8' 8" (4.04m x 2.64m) max

## BATHROOM

**GARDEN** 48' 2" x 27' 6" (14.68m x 8.38m) max

## PARKING TO FRONT



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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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