



PAUL GRAHAM

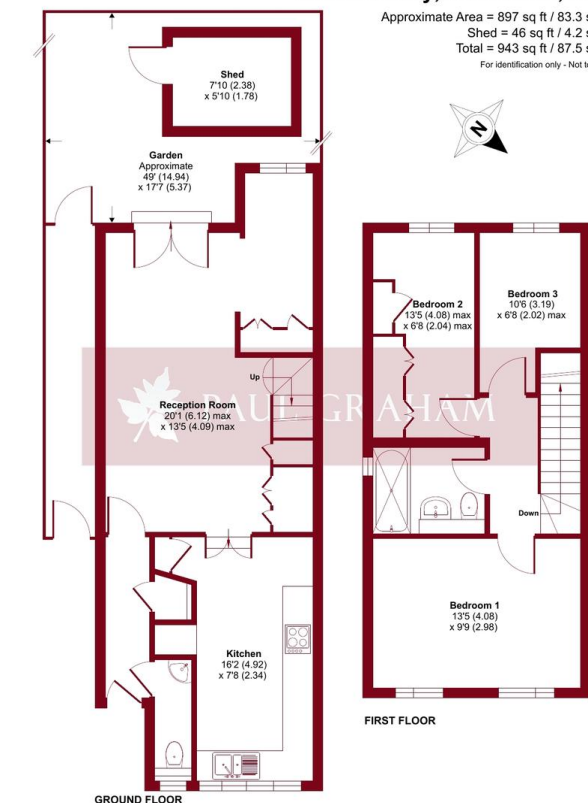


89 Bucklers Way, Carshalton, SM5 2DZ | **Guide Price £475,000 Freehold**

This three-bedroom end of terrace home is set in a sought-after cul-de-sac close to Carshalton Village and the station. The property offers bright and flexible living space with two reception areas, a modern kitchen, and a stylish family bathroom. Outside, there is off-street parking for two cars and a beautifully maintained rear garden. Well placed for excellent local schools and transport links, it makes an ideal family home.

## Bucklers Way, Carshalton, SM5

Approximate Area = 897 sq ft / 83.3 sq m  
Shed = 46 sq ft / 4.2 sq m  
Total = 943 sq ft / 87.5 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). © rldhcom 2025. Produced for Paul Graham. REF: 1334227

## ENTRANCE HALL

**RECEPTION ROOM** 20' 1" x 13' 5" (6.12m x 4.09m)

**KITCHEN** 16' 2" x 7' 8" (4.93m x 2.34m)

## WC

**GARDEN** 49' 17" x 7' (15.37m x 2.13m)

**SHED** 7' 10" x 5' 10" (2.39m x 1.78m)

## LANDING

**BEDROOM 1** 13' 5" x 9' 9" (4.09m x 2.97m)

**BEDROOM 2** 13' 5" x 6' 8" (4.09m x 2.03m)

**BEDROOM 3** 10' 6" x 6' 8" (3.2m x 2.03m)

## 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             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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