

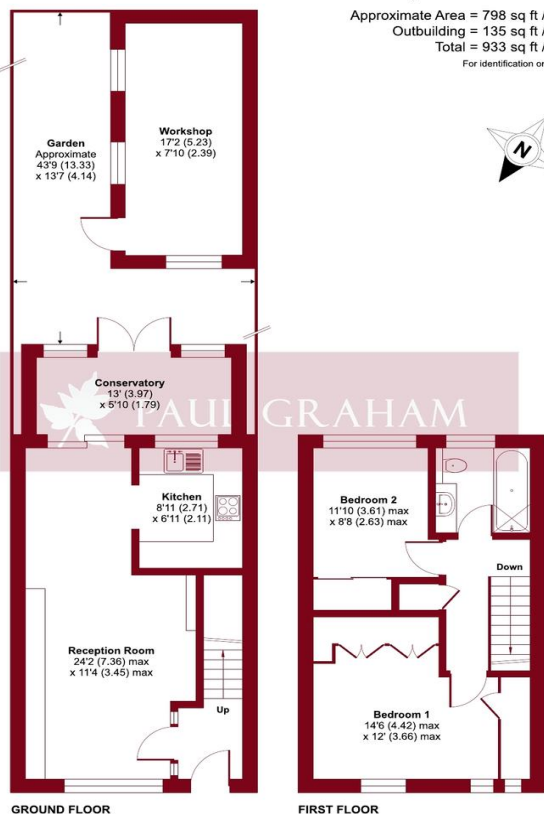


70a Culvers Avenue, Carshalton, SM5 2BL | Guide Price £450,000 Freehold

This beautifully presented modern two-bedroom end-of-terrace home offers a perfect combination of contemporary living and comfort. The ground floor features a spacious through lounge that flows seamlessly into a bright conservatory, providing an ideal space for both relaxing and entertaining. The modern kitchen is well-designed, while upstairs offers two good-sized bedrooms and a stylish family bathroom. Outside, the property benefits from off-road parking to the front and a stunning landscaped rear garden with rear access and a versatile outbuilding/old garage with potential to be converted for use as a home office, gym, or studio.

Culvers Avenue, Carshalton, SM5

Approximate Area = 798 sq ft / 74.1 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 933 sq ft / 86.6 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). Produced for Paul Graham. REF: 1373585. © michecom 2025.

ENTRANCE HALL

RECEPTION ROOM 24' 2" x 11' 4" (7.37m x 3.45m)

KITCHEN 8' 11" x 6' 11" (2.72m x 2.11m)

CONSERVATORY 13' 0" x 5' 10" (3.96m x 1.78m)

GARDEN 43' 9" x 13' 7" (13.34m x 4.14m)

WORKSHOP 17' 2" x 7' 10" (5.23m x 2.39m)

LANDING

BEDROOM 1 14' 6" x 12' 0" (4.42m x 3.66m)

BEDROOM 2 11' 10" x 8' 8" (3.61m x 2.64m)

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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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