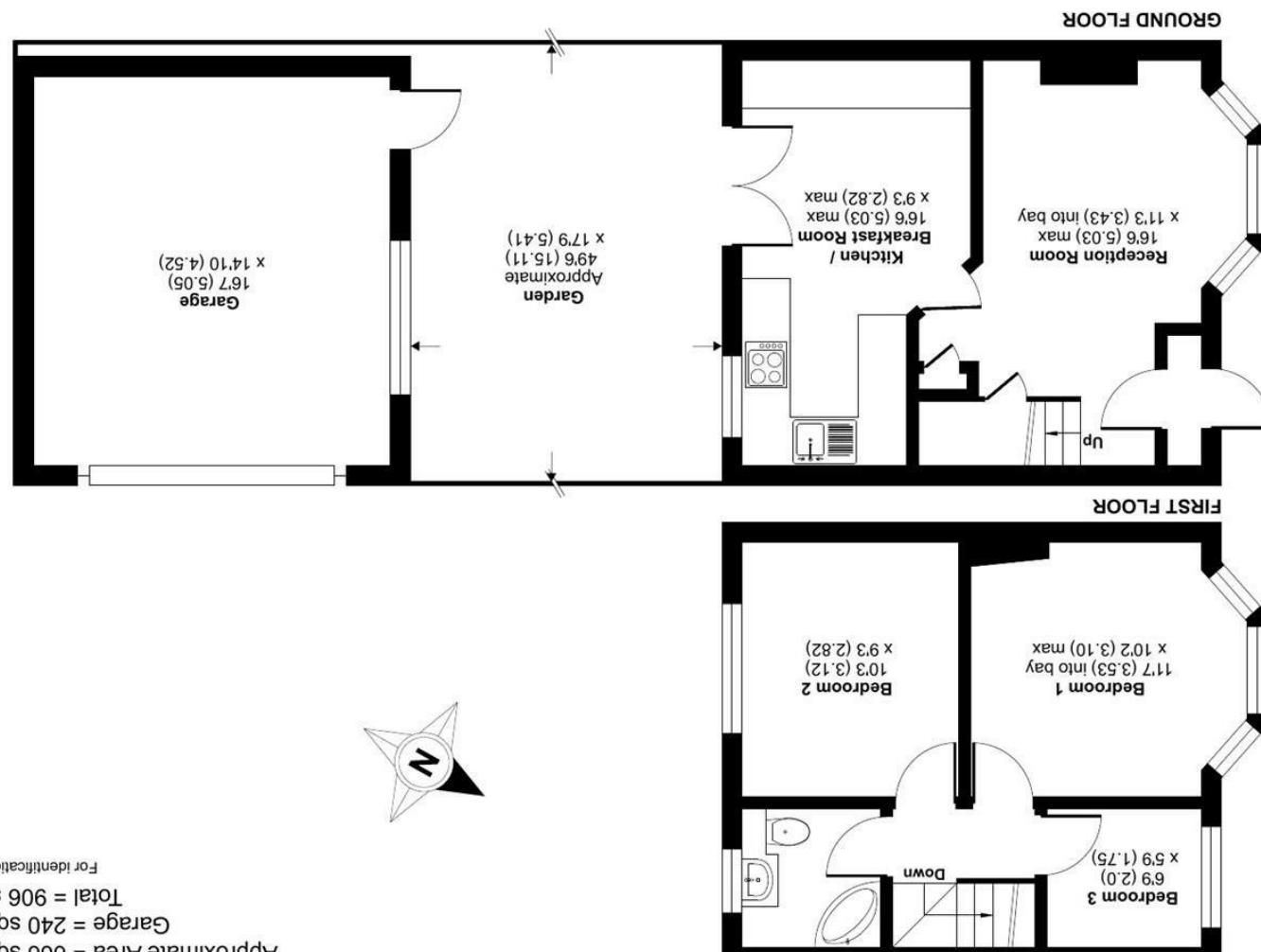


Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
measured floor plan produced for Silverman Black Estate Agents. Ref: 966339  
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Buckhurst Avenue, Carshalton, SM5

**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## 32 Buckhurst Avenue

Carshalton, SM5 1PF

Offers Over £475,000

Silverman Black is delighted to offer this spacious and extremely well presented three bedroom terraced house, located in a popular residential street just to the north of Carshalton Village. The current owners have refurbished the property to a high standard - opening up the living area, creating a generously proportioned and well equipped open-plan kitchen dining room, refitting the bathroom and constructing a large brick built home office/den/garage & workshop at the end of the garden. The accommodation comprises an enclosed storm porch, a large living space with a feature fireplace, an open plan kitchen/dining facility with a recently fitted integrated kitchen suite on the ground floor, with two double bedrooms, a single bedroom/study and the family bathroom upstairs. Externally, there is off street parking for 2 vehicles on a block-paved hardstand to the front, whilst to the rear the garden, which is south-facing, extends almost 50 ft in length and there is an "outsize" garage/workshop (16'6 x 15') with an electric roller door. There are a number of excellent educational facilities within about a mile including Carshalton Girls, Carshalton Boys Sports College, Carshalton College, Victor Seymour, St Philomena's and St Marys RC catholic primary school. Carshalton BR station is almost exactly 1 mile distant (20 minutes walk), bus services to Morden's Underground terminus run from the end of the road and the journey takes roughly 20 minutes. The property is offered with Vacant Possession.

- Silverman Black are delighted to offer the sales market this Beautiful Presented Three Bedroom terraced house in a popular residential street
- Generous, reconfigured living space incorporating a sizable living room and an open plan kitchen/dining facility with a recently fitted integrated kitchen suite
- Two double bedrooms, one single bedroom and a refitted bathroom on the first floor
- Off street parking for two vehicles at the front, c. 50 ft south facing rear garden, large brick built garage/workshop with electric roller door
- Double glazing, gas/radiator central heating
- Carshalton BR station 1 mile distant; easy access to bus services to Morden Underground terminus (20 mins), full parade of shops 0.7 miles
- EPC rating: D (66/87); Council Tax band D; Freehold
- The property will be offered with Vacant Possession

