



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 D

Culvers Way, Carshalton

£525,000



Welcome to Culvers Way, Carshalton - a fantastic property that offers a brilliant opportunity for those looking to create their dream home. This house benefits from three spacious bedrooms so there is ample space for a growing family or for those who enjoy having a home office or guest room.

One of the standout features of this property is the very large rear garden with shared side access. Imagine summer barbecues with friends and family or simply unwinding in your own private outdoor sanctuary. The potential to convert the loft and extend the ground floor opens up a world of possibilities to truly make this house your own.

Located in a very convenient area with no onward chain, this property presents a rare opportunity to create the home you've always envisioned without the hassle of a lengthy buying chain.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com

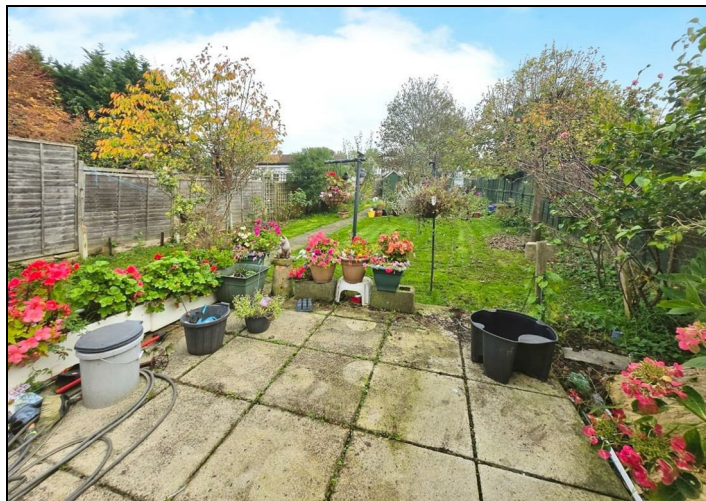
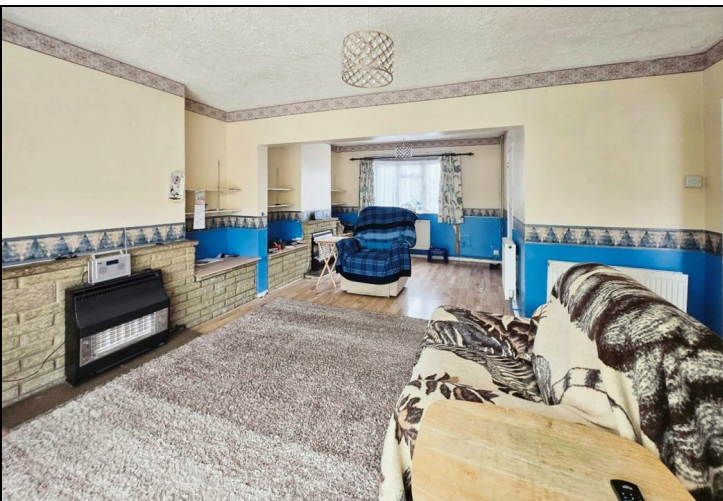


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KEY FEATURES

- NO ONWARD CHAIN
- THREE SPACIOUS BEDROOMS
- LARGE REAR GARDEN
- SHARED SIDE ACCESS
- POTENTIAL TO CONVERT LOFT (STPP)
- POTENTIAL FOR REAR EXTENSION (STPP)
 - DRIVEWAY
- VERY CONVENIENT LOCATION





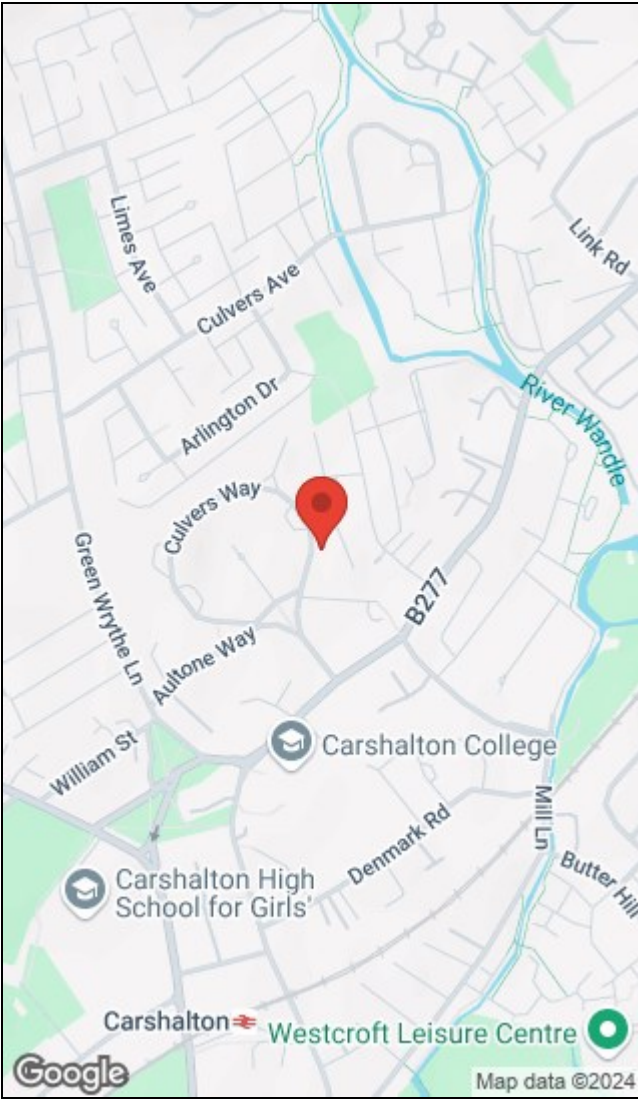
Culvers Way, SM5



Approx. Gross Internal Floor Area 1125 sq. ft / 104.54 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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