

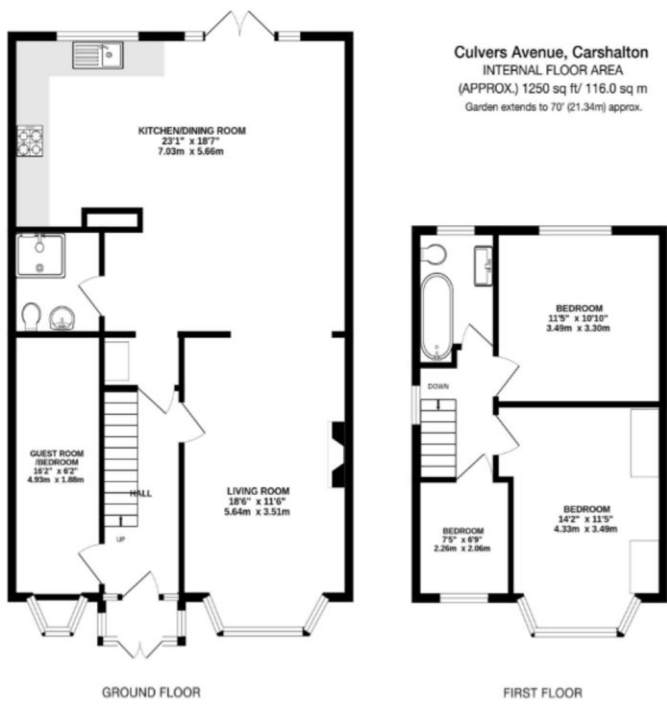


PAUL GRAHAM



71 Culvers Avenue, Carshalton, SM5 2BH | **Guide Price £585,000 Freehold**

An attractive and deceptively spacious 3/4 bedroom semi detached family home which has been extended on the ground floor to provide flexible accommodation. The property is conveniently situated close to schools, open spaces bus routes providing easy access to the Northern Line, and within walking distance of a Hackbridge mainline station. Carshalton station and town centre is also close by.



Culvers Avenue, Carshalton
INTERNAL FLOOR AREA
(APPROX.) 1250 sq ft/ 116.0 sq m
Garden extends to 70' (21.34m) approx.

ENTRANCE HALL

LOUNGE 18' 6" x 11' 6" (5.64m x 3.51m)

OPEN PLAN KITCHEN/DINING AREA 23' 1" x 18' 7" (7.04m x 5.66m)

BEDROOM 4/GUEST ROOM/OFFICE 16' 2" x 6' 2" (4.93m x 1.88m)

SHOWER ROOM

LANDING

BEDROOM 1 14' 2" x 11' 5" (4.32m x 3.48m)

BEDROOM 2 11' 5" x 10' 10" (3.48m x 3.3m)

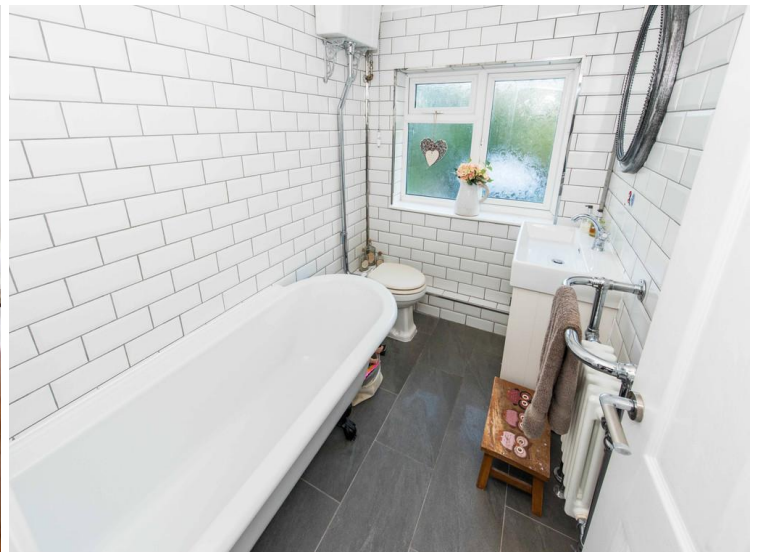
BEDROOM 3 7' 5" x 6' 9" (2.26m x 2.06m)

BATHROOM

GARDEN

OFF ROAD PARKING

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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