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HERE TO GET *you* THERE

# Culvers Way, Carshalton

£525,000



Hunters are excited to offer this delightful terraced house which presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

One of the standout features of this home is the generous rear garden, providing a wonderful outdoor space for relaxation, gardening, or children's play.

Conveniently located just half a mile from Carshalton mainline station, commuting to London or other nearby areas is both easy and efficient. Additionally, the property is in close proximity to local shops, ensuring that everyday amenities are within easy reach.

With no onward chain, a quick sale is possible, making this property an attractive option for those looking to move swiftly.

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

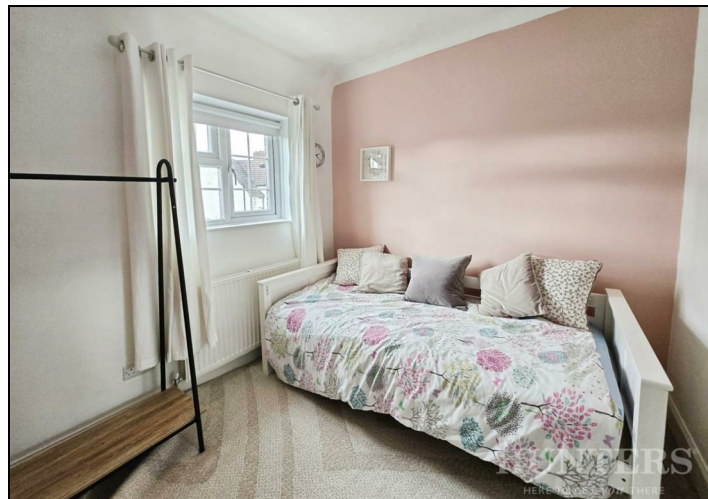


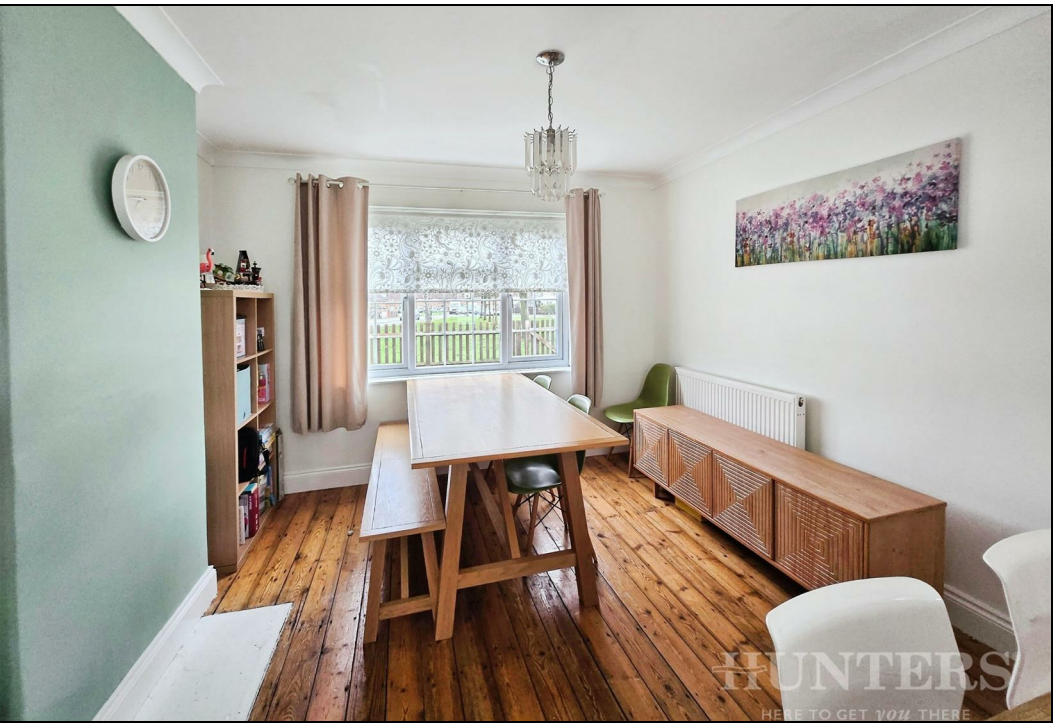
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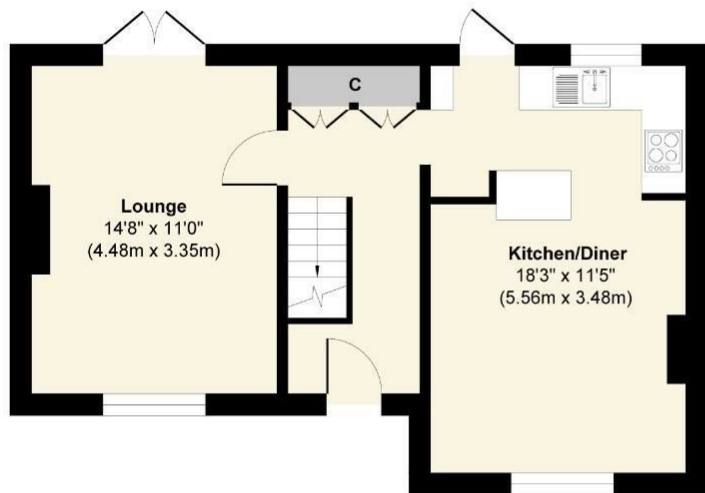


## KEY FEATURES

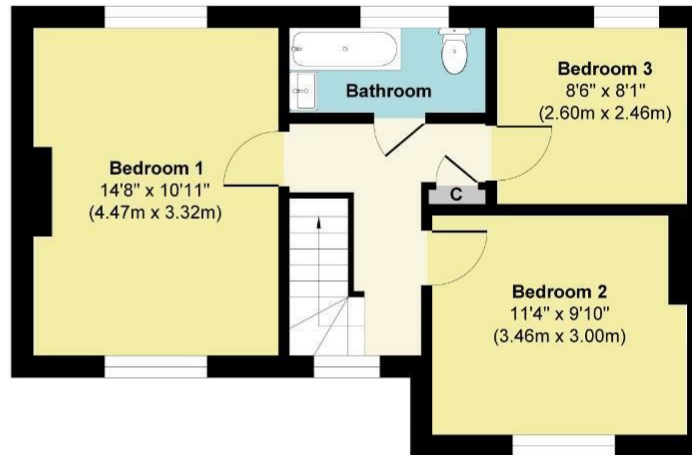
- NO ONWARD CHAIN
- THREE GOOD-SIZED BEDROOMS
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
- POTENTIAL TO CONVERT LOFT (STPP)
- POTENTIAL FOR REAR EXTENSION (STPP)
  - TWO RECEPTION ROOMS
- EXCELLENT, CONVENIENT LOCATION







Approximate Floor Area  
471 sq. ft  
(43.76 sq.m)

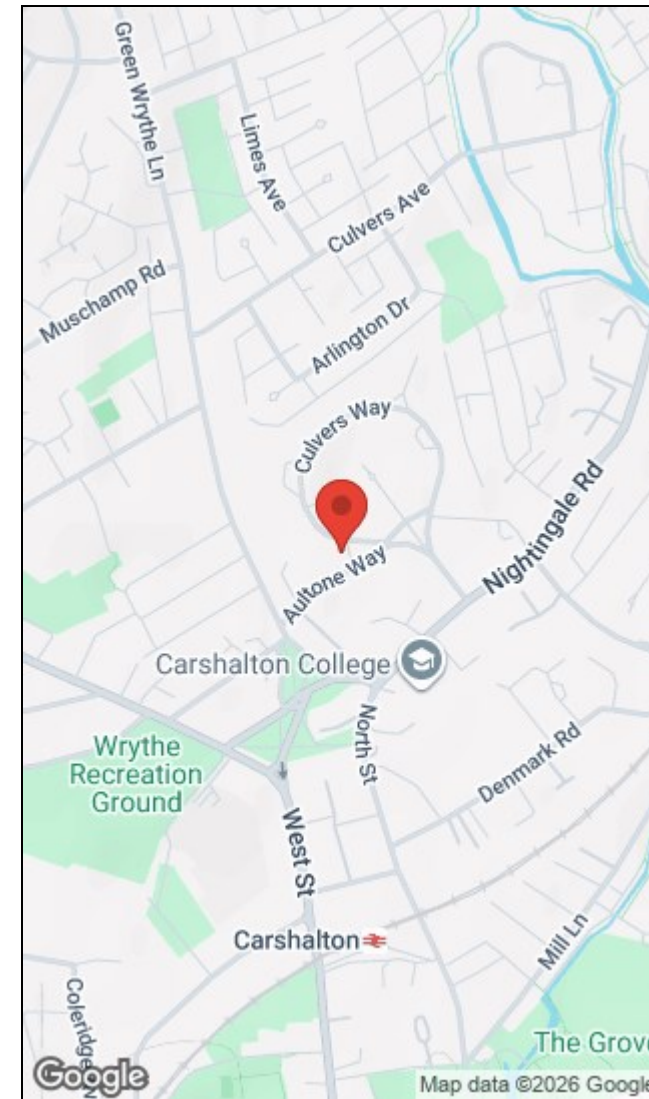


Approximate Floor Area  
471 sq. ft  
(43.76 sq.m)

**Approx. Gross Internal Floor Area 942 sq. ft / 87.52 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](http://designimperial.com)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|                                             |  | 61                      | 77        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

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