



**Culvers Way, Carshalton SM5 2LL**



***welcome to***

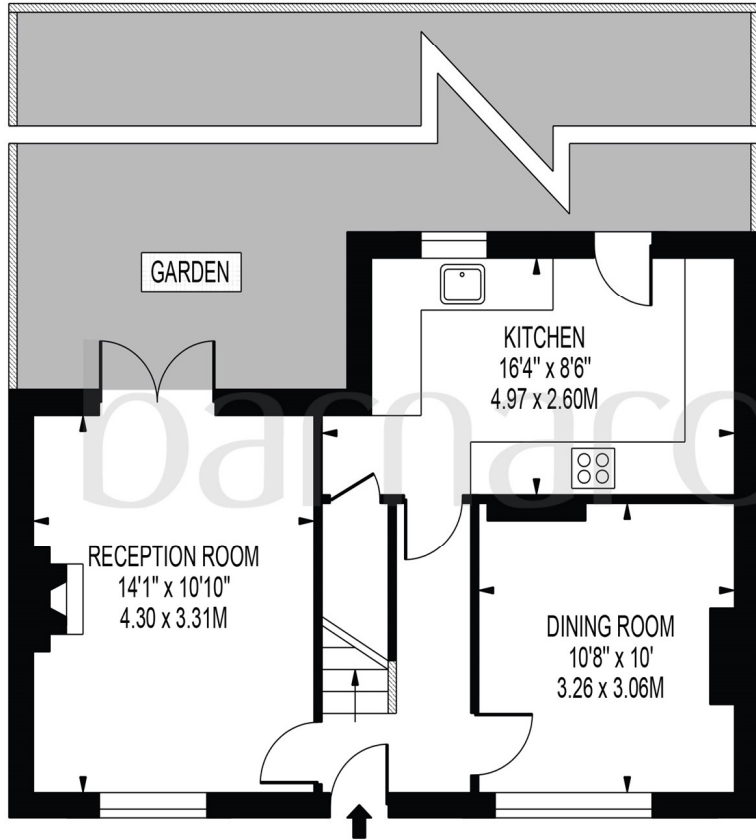
## **Culvers Way, Carshalton**

Positioned on a generous corner plot in the popular Culvers Way, Carshalton, this double-fronted three-bedroom end of terrace home presents a fantastic opportunity for buyers looking to add value and create their ideal home. The property features a spacious layout with plenty of natural light and potential throughout. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. Downstairs offers versatile living space with scope to reconfigure or extend (STPP) to suit your needs. Outside, the home benefits from a double driveway providing off-street parking for two vehicles, as well as side access and a sizeable garden that offers further potential for outdoor living or development. While the property does require updating, it provides a solid foundation in a well-connected and family-friendly location close to good schools, parks, and transport links.

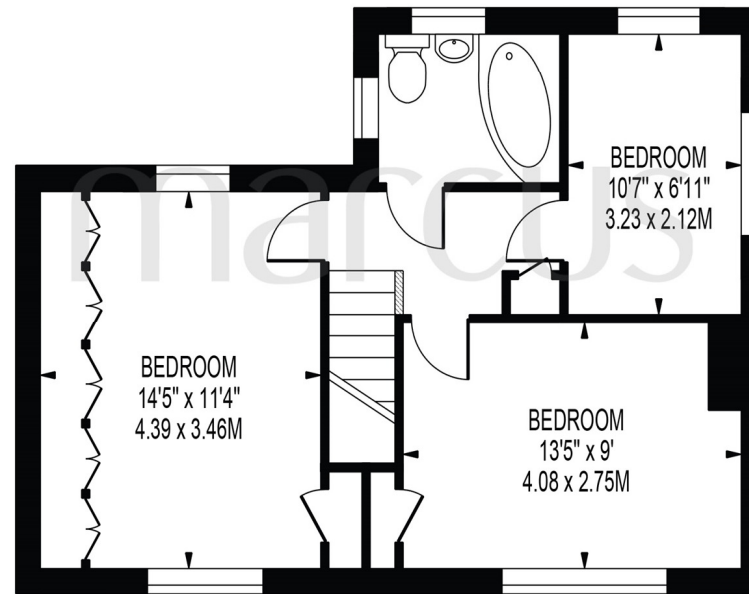


# CULVERS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 957 SQ FT - 88.94 SQ M



GROUND FLOOR



FIRST FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**welcome to**

## **Culvers Way, Carshalton**

- CHAIN FREE
- DOUBLE DRIVEWAY
- LARGE GARDEN
- DOUBLE FRONTED
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/WLG106230](https://barnardmarcus.co.uk/Property/WLG106230)



Property Ref:  
WLG106230 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the  
postcode not the actual property



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