



31 Culvers Avenue, Carshalton, SM5 2BN | **£535,000 Freehold**

A well-presented three-bedroom semi-detached house offering approximately 864 sq ft (80.2 sq m) of internal accommodation, plus a substantial 203 sq ft (18.8 sq m) garage. The property offers excellent potential for rear and loft extensions, as demonstrated by neighbouring properties, subject to planning permission. Further benefits include a modern kitchen and bathroom, off-street parking and a private garden. Ideally situated on the ever-popular Culvers Avenue, within walking distance of Carshalton and Hackbridge stations and excellent local schools.

Culvers Avenue, Carshalton, SM5

Approximate Area = 864 sq ft / 80.2 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale

PORCH

ENTRANCE HALL

SITTING ROOM 16' 2" x 11' 4" (4.93m x 3.45m)

DINING ROOM 8' 2" x 7' 1" (2.49m x 2.16m)

KITCHEN 11' 1" x 9' 6" (3.38m x 2.9m)

LANDING

BEDROOM 1 15' 10" x 11' 5" (4.83m x 3.48m)

BEDROOM 2 11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM 3 8' 4" x 5' 5" (2.54m x 1.65m)

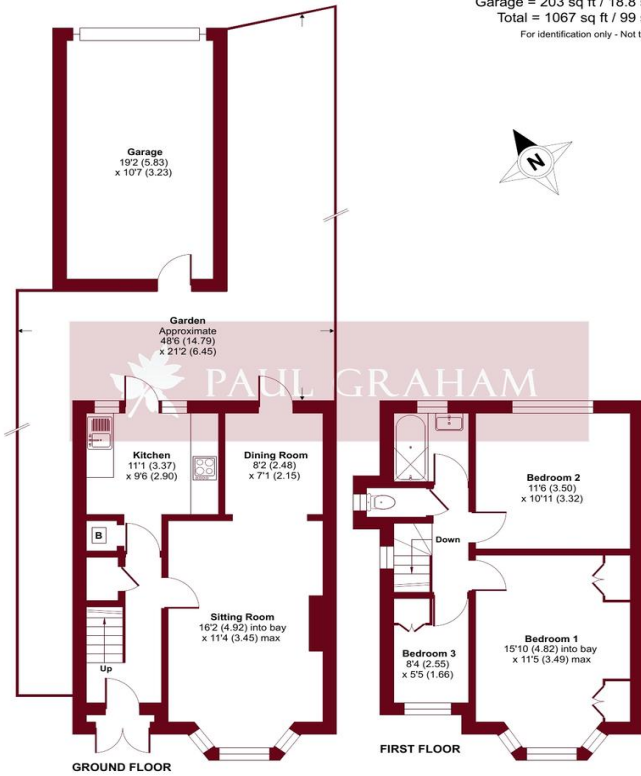
BATHROOM

WC

GARDEN 48' 6" x 21' 2" (14.78m x 6.45m)

GARAGE 19' 2" x 10' 7" (5.84m x 3.23m)

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1494988. © nchecom 2026.



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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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