

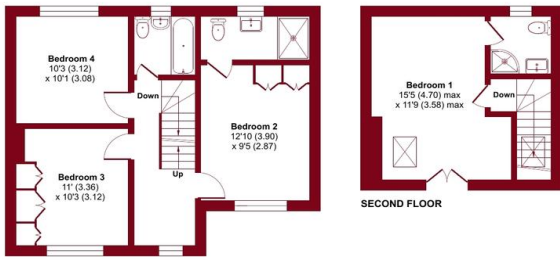


11 Buckhurst Avenue, Carshalton, SM5 1NU | Guide Price £635,000 Freehold

Offered with no onward chain, this well-presented four double bedroom end-of-terrace home has been significantly enhanced by a double-storey side extension and loft conversion. The property offers spacious accommodation including two en-suites, a family bathroom, a large kitchen/diner with utility room, and flexible reception space ideal for modern family living. Further benefits include a generous rear garden and off-street parking for up to three cars, making this an ideal home for growing families. Conveniently located within walking distance of Carshalton and Hackbridge train stations, the property offers excellent transport links. Local shops, parks, bus routes and well regarded schools are all close by, providing a practical and family friendly setting.

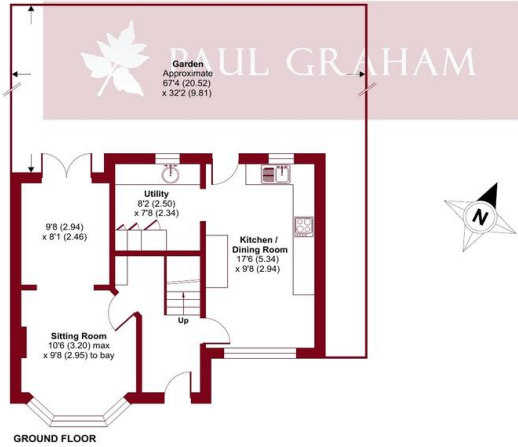
Buckhurst Avenue, Carshalton, SM5

Approximate Area = 1319 sq ft / 122.5 sq m
For identification only - Not to scale



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Paul Graham, REF: 1445765

ENTRANCE HALL

SITTING ROOM 10' 6" x 9' 8" (3.2m x 2.95m)

RECEPTION 2 9' 8" x 8' 1" (2.95m x 2.46m)

KITCHEN/DINER ROOM 17' 6" x 9' 8" (5.33m x 2.95m)

UTILITY 8' 2" x 7' 8" (2.49m x 2.34m)

BEDROOM 2 12' 10" x 9' 5" (3.91m x 2.87m)

EN SUITE SHOWER ROOM

BEDROOM 3 11' 0" x 10' 3" (3.35m x 3.12m)

BEDROOM 4 10' 3" x 10' 1" (3.12m x 3.07m)

FAMILY BATHROOM

BEDROOM 1 15' 5" x 11' 9" (4.7m x 3.58m)

EN SUITE SHOWER ROOM

GARDEN 67' 4" x 32' 2" (20.52m x 9.8m)

OFF ROAD PARKING



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		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk