



143 Buckhurst Avenue, Carshalton, SM5 1PD | **Guide Price £385,000**

A well presented 3 bedroom end of terrace house with off road parking and garage to the rear. Located on a popular a no through residential road close to parkland, bus routes and reputable schooling. The property is offered to the market in good decorative order throughout with gas central heating, double glazing, modern kitchen and bathroom and has no onward chain.

ENTRANCE HALL

LIVING ROOM 14' 2" x 10' 9" (4.32m x 3.28m)

KITCHEN 13' 0" x 8' 7" (3.96m x 2.62m)

BATHROOM 6' 5" x 5' 11" (1.96m x 1.8m)

LANDING

BEDROOM 1 14' 2" x 10' 9" (4.32m x 3.28m)

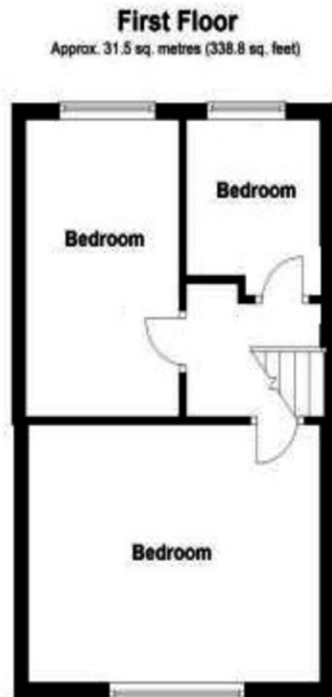
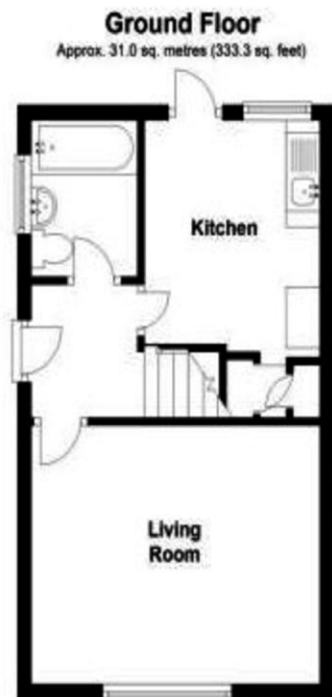
BEDROOM 2 12' 5" x 7' 4" (3.78m x 2.24m)

BEDROOM 3 6' 8" x 6' 6" (2.03m x 1.98m)

GARDEN

OFF ROAD PARKING

GARAGE



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	59 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