

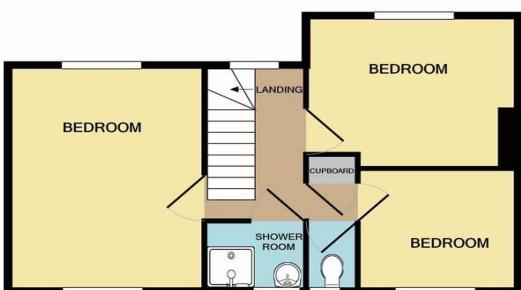


124 Culvers Way, Carshalton, SM5 2LF | Guide Price £425,000

A spacious 3 bedroom end of terrace house with 2 reception rooms, double glazing, shower room with separate W/C, off road parking and good size garden with side access. The property does require modernisation throughout but is perfect for someone looking to put their own stamp on the place. Overlooking the green, this property is located close to local amenities, bus route and mainline stations. Being sold with no onward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PORCH

ENTRANCE HALL

DINING ROOM 11' 9" x 10' 10" (3.58m x 3.3m)

LIVING ROOM 14' 7" x 10' 9" (4.44m x 3.28m)

KITCHEN 11' 9" x 6' 9" (3.58m x 2.06m)

LANDING

BEDROOM 1 14' 6" x 10' 10" (4.42m x 3.3m)

BEDROOM 2 11' 9" x 9' 9" (3.58m x 2.97m)

BEDROOM 3 8' 9" x 8' 2" (2.67m x 2.49m)

SHOWER ROOM 5' 9" x 4' 12" (1.75m x 1.52m)

WC

GARDEN 45' (13.72m)

with side access

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.

Address: 124 CULVERS WAY, CARSHALTON, SM5 2LF
RRN: 2160-3008-9203-4299-3200

Energy Rating



England & Wales

EU Directive
2002/91/EC

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