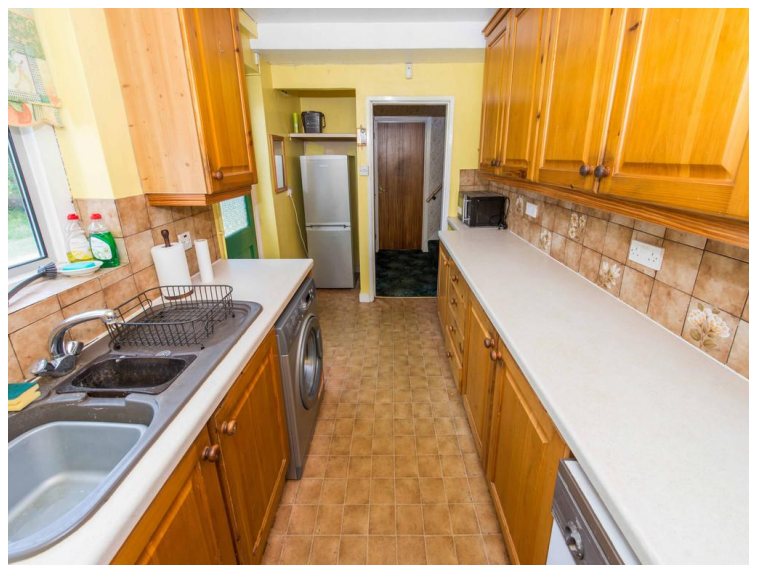




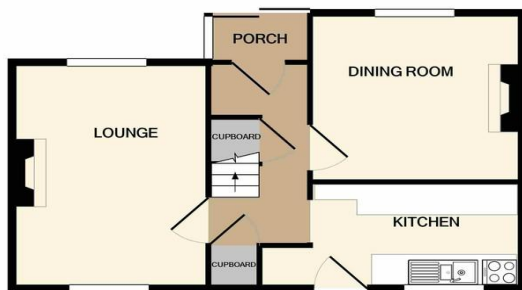
PAUL GRAHAM



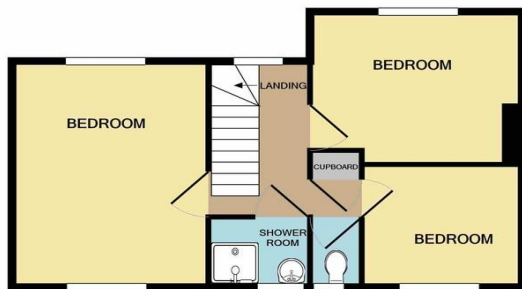
## 124 Culvers Way, Carshalton, SM5 2LF | **Guide Price £425,000**

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 452 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)

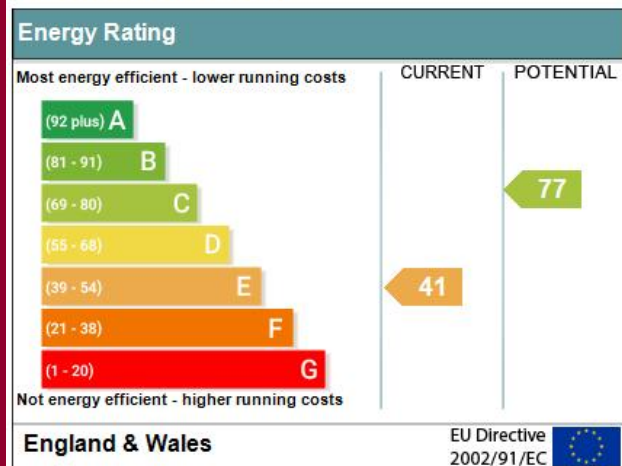
with side access

## 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.

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