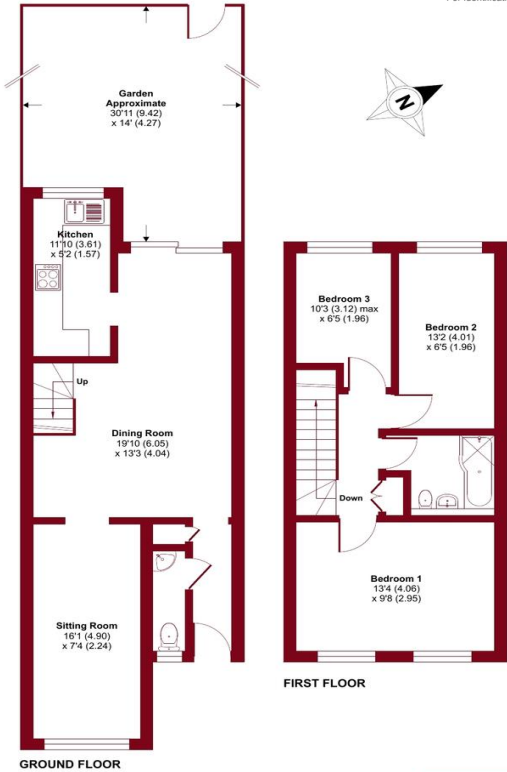


**65 Bucklers Way, Carshalton, SM5 2DZ | Guide Price £500,000 Freehold**

A beautifully presented 3 bedroom terraced home close to shops, bus routes and Carshalton mainline station. The area is also well served with schools and open spaces, whilst the house offers spacious and flexible accommodation over 2 floors with a low maintenance garden, a downstairs wc and parking.

**Bucklers Way, Carshalton, SM5**

Approximate Area = 859 sq ft / 79.8 sq m  
For identification only - Not to scale



GROUND FLOOR  
Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2023. Produced by Paul Graham. REF: 1043128  
PAUL GRAHAM

**ENTRANCE HALL**

**WC**

**SITTING ROOM** 16' 1" x 7' 4" (4.9m x 2.24m) Originally the Garage

**DINING ROOM** 19' 10" x 13' 3" (6.05m x 4.04m) Max

**KITCHEN** 11' 10" x 5' 2" (3.61m x 1.57m)

**LANDING**

**BEDROOM 1** 13' 4" x 9' 8" (4.06m x 2.95m)

**BEDROOM 2** 13' 2" x 6' 5" (4.01m x 1.96m)

**BEDROOM 3** 10' 3" x 6' 5" (3.12m x 1.96m)

**BATHROOM**

**PARKING TO FRONT**

**GARDEN** 30' 11" (9.42m) Approx



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		86 B
69-80	C		
55-68	D		
39-54	E	45 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