



PAUL GRAHAM

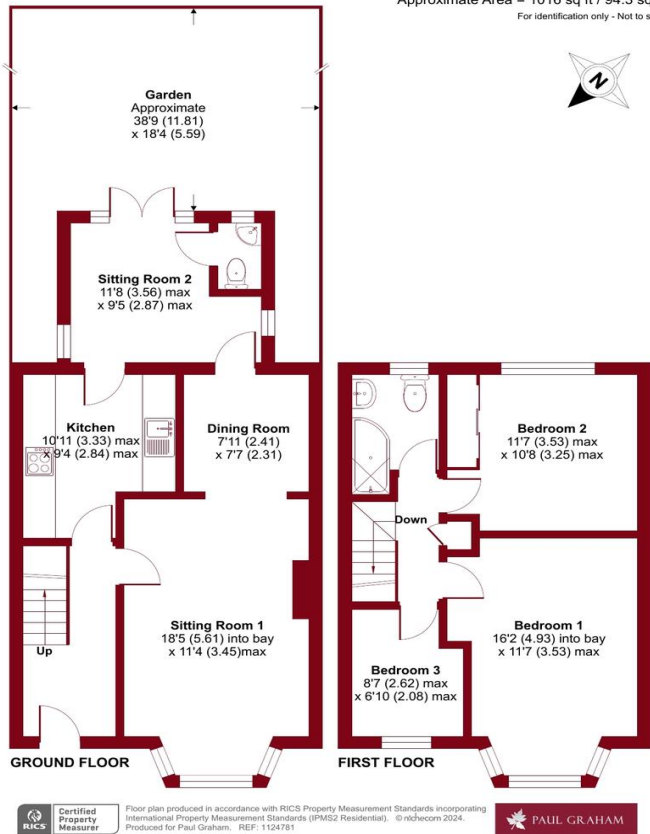


66 Culvers Avenue, Carshalton, SM5 2BL | **Guide Price £500,000 Freehold**

Nestled in the heart of Carshalton, this charming 3-bedroom property offers a blend of modern comfort and classic appeal. As you step inside, you're greeted by a spacious through lounge, perfect for both relaxation and entertaining. The separate kitchen boasts integrated appliances. A delightful additional sitting room to the rear, complete with a convenient downstairs WC, offers versatility. Outside, there is a south-easterly-facing garden. Upstairs, three bedrooms provide ample space, while a modern family bathroom ensures convenience. With the potential to extend subject to planning permission, this property presents an exciting opportunity to tailor the space to your preferences and needs.

## Culvers Avenue, Carshalton, SM5

Approximate Area = 1016 sq ft / 94.3 sq m  
For identification only - Not to scale



### ENTRANCE HALL

**LIVING ROOM** 18' 5" x 11' 4" (5.61m x 3.45m)

**DINING ROOM** 7' 11" x 7' 7" (2.41m x 2.31m)

**KITCHEN** 10' 11" x 9' 4" (3.33m x 2.84m)

**SITTING ROOM** 11' 8" x 9' 5" (3.56m x 2.87m)

**WC**

**GARDEN** 38' 9" x 18' 4" (11.81m x 5.59m)

**BEDROOM 1** 16' 2" x 11' 7" (4.93m x 3.53m)

**BEDROOM 2** 11' 7" x 10' 8" (3.53m x 3.25m)

**BEDROOM 3** 8' 7" x 6' 10" (2.62m x 2.08m)

**BATHROOM**

**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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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