



PAUL GRAHAM



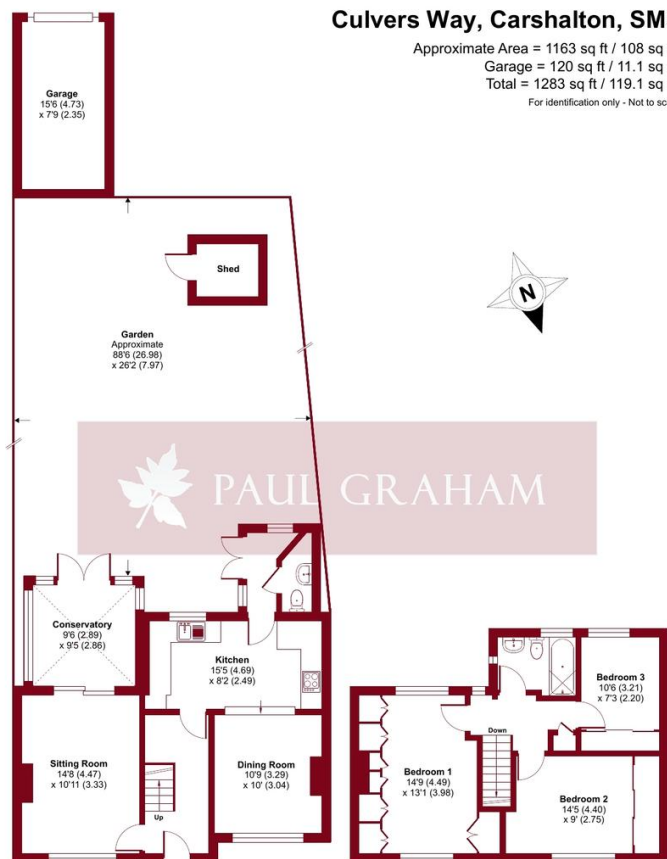
## 7 Culvers Way, Carshalton, SM5 2LG | £450,000 Freehold

This spacious three-bedroom home offers generous living accommodation, perfect for families or those looking for extra space. The property features a bright and airy sitting room, a separate dining area, and an extended kitchen breakfast room, providing ample space for both everyday living and entertaining. A conservatory at the rear enhances the living space, leading out to a large, well-maintained garden with an outbuilding. With no onward chain, this home presents an excellent opportunity for buyers looking for a smooth and straightforward purchase.



## Culvers Way, Carshalton, SM5

Approximate Area = 1163 sq ft / 108 sq m  
Garage = 120 sq ft / 11.1 sq m  
Total = 1283 sq ft / 119.1 sq m  
For identification only - Not to scale



## PORCH

## ENTRANCE HALL

**SITTING ROOM** 14' 8" x 10' 11" (4.47m x 3.33m)

**DINING ROOM** 10' 9" x 10' 0" (3.28m x 3.05m)

**KITCHEN** 15' 5" x 8' 2" (4.7m x 2.49m)

**CONSERVATORY** 9' 6" x 9' 5" (2.9m x 2.87m)

## WC

**GARDEN** 88' 6" x 26' 2" (26.97m x 7.98m)

**OUTBUILDING** 15' 6" x 7' 9" (4.72m x 2.36m)

**BEDROOM 1** 14' 9" x 13' 1" (4.5m x 3.99m)

**BEDROOM 2** 14' 5" x 9' 0" (4.39m x 2.74m)

**BEDROOM 3** 10' 6" x 7' 3" (3.2m x 2.21m)

## BATHROOM

## OFF ROAD PARKING

## FRONT GARDEN

## NO ONWARD CHAIN



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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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