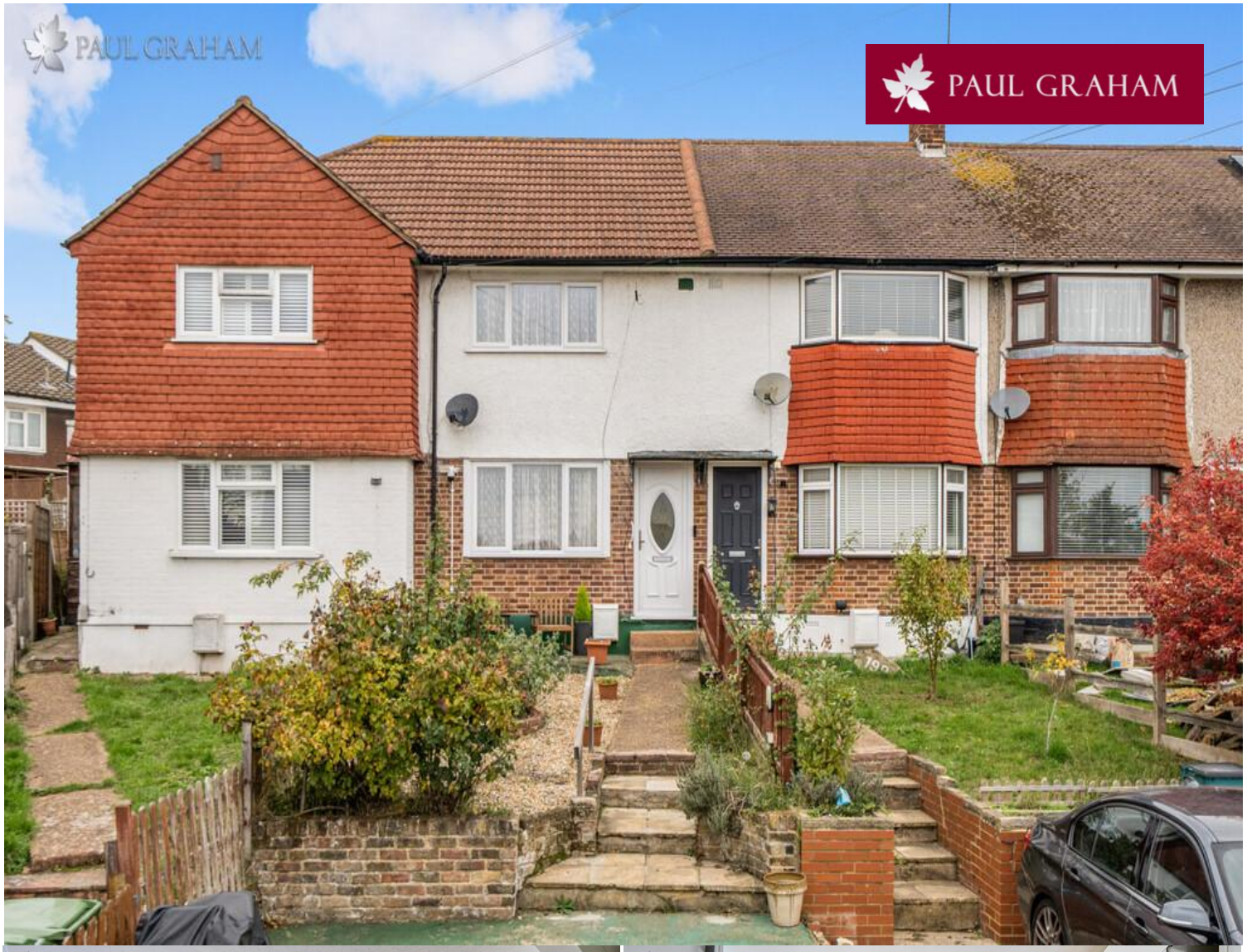
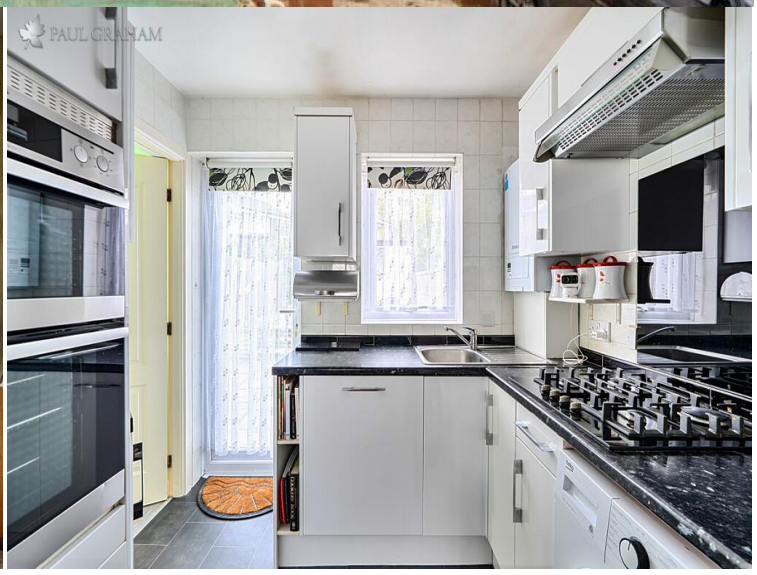
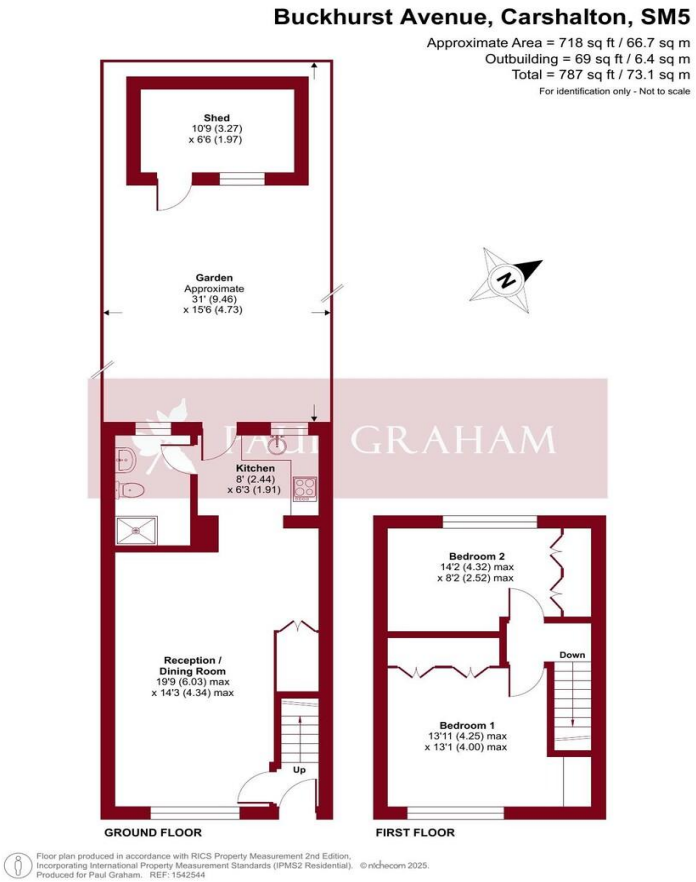






197 Buckhurst Avenue, Carshalton, SM5 1PD | **Guide Price £400,000 Freehold**

An attractive two bedroom extended house, situated in a quiet cul-de-sac and presented in good decorative order throughout. The property benefits from a spacious reception/dining room, off street parking for two cars, a pleasant front garden and a low maintenance rear garden with a useful workshop. Ideally located within walking distance of both Carshalton and Hackbridge stations, this wonderful home is offered to the market with no onward chain.



ENTRANCE HALL

RECEPTION/DINNING ROOM 19' 9" x 14' 3" (6.02m x 4.34m)

KITCHEN 8' 0" x 6' 3" (2.44m x 1.91m)

BATHROOM

GARDEN 31' 0" x 15' 6" (9.45m x 4.72m)

WORKSHOP 10' 9" x 6' 6" (3.28m x 1.98m)

BEDROOM 1 13' 11" x 13' 1" (4.24m x 3.99m)

BEDROOM 2 14' 2" x 8' 2" (4.32m x 2.49m)

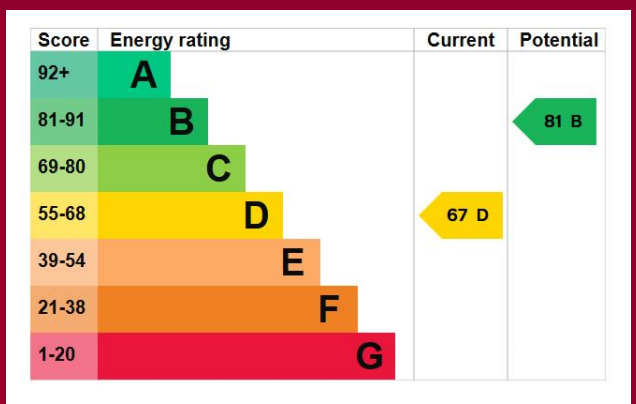
OFF ROAD PARKING

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.



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