



PAUL GRAHAM



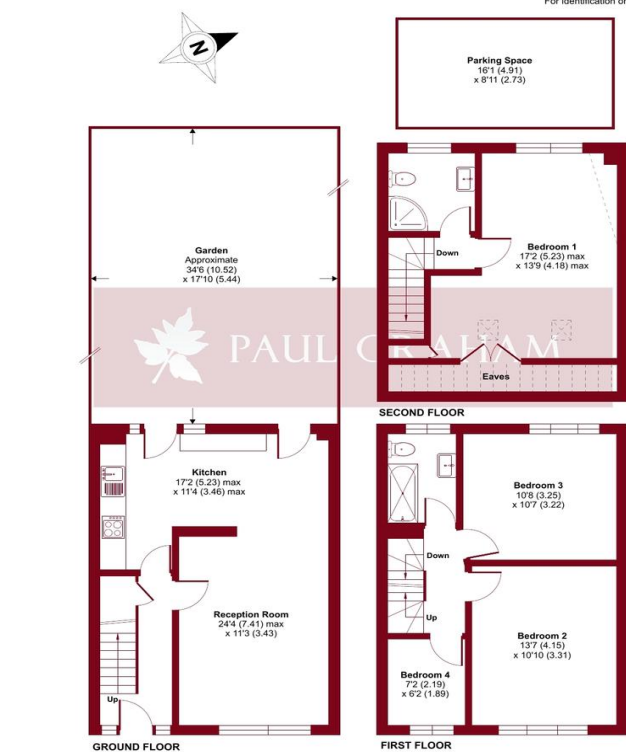
44 Culvers Avenue, Carshalton, SM5 2BL | **£535,000 Freehold**

This spacious and well-presented terraced home is arranged over three floors, offering a smart and practical layout for family living. On the ground floor, there's a bright open plan lounge and dining area with stylish wood-effect flooring and direct access to the garden, creating a great space for everyday life and entertaining. The kitchen is fitted with sleek grey gloss units, integrated Bosch appliances, and ample worktop space. Upstairs, the first floor offers three generous bedrooms and a modern family bathroom. The top floor features a large fourth bedroom with plenty of natural light, its own shower room, and excellent ceiling height. It's a great setup for guests, older children or working from home.

Culvers Avenue, Carshalton, SM5

Denotes restricted head height

Approximate Area = 1120 sq ft / 104 sq m
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Total = 1176 sq ft / 109.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1318528. © nchecom 2025.

ENTRANCE HALL

RECEPTION ROOM 24' 4" x 11' 3" (7.42m x 3.43m)

KITCHEN/DINING ROOM 17' 2" x 11' 4" (5.23m x 3.45m)

GARDEN 34' 6" x 17' 10" (10.52m x 5.44m)

LANDING

BEDROOM 2 13' 7" x 10' 10" (4.14m x 3.3m)

BEDROOM 3 10' 8" x 10' 7" (3.25m x 3.23m)

BEDROOM 4 7' 2" x 6' 2" (2.18m x 1.88m)

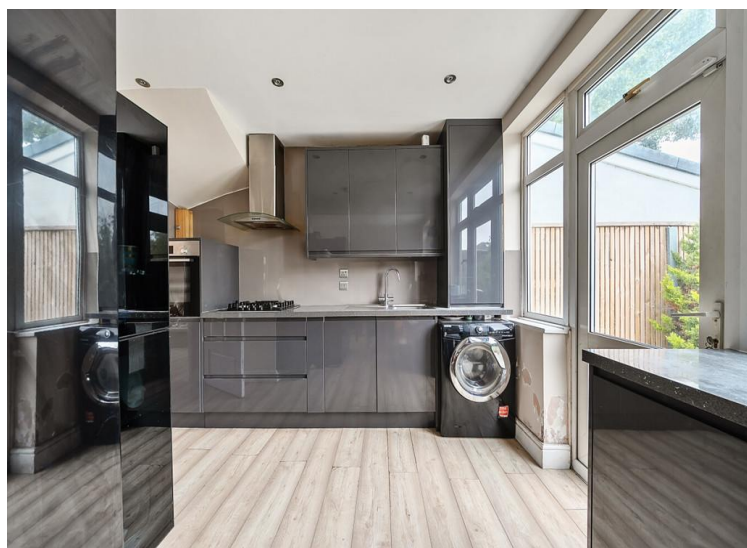
BATHROOM

BEDROOM 1 17' 2" x 13' 9" (5.23m x 4.19m)

SHOWER ROOM

OFF ROAD PARKING TO REAR

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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