



23 Culvers Avenue, Carshalton, SM5 2BN | **Guide Price £600,000 - £625,000**

A superb three bedroom semi-detached house that has been extended to the rear to create stunning open plan kitchen/dining family room. The property is in excellent condition throughout and is ideally located close to schools and within walking distance of both Carshalton & Hackbridge station.

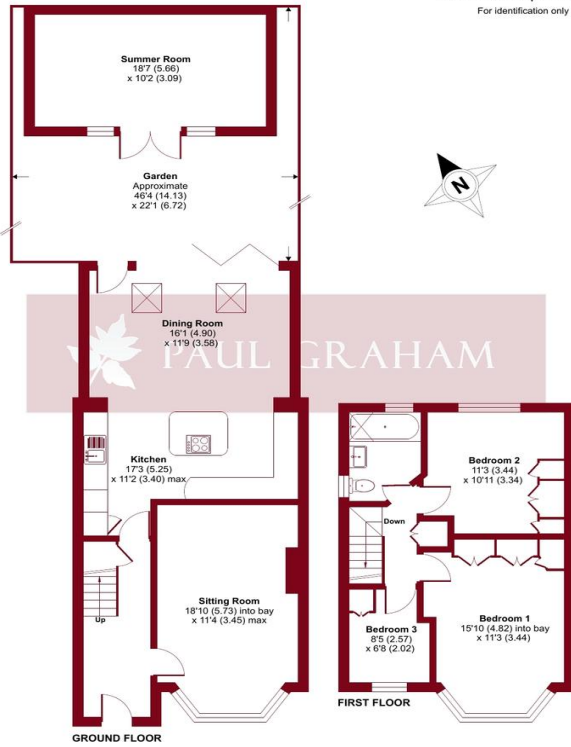
Culvers Avenue, Carshalton, SM5

Approximate Area = 1100 sq ft / 102.1 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 1288 sq ft / 119.5 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). © nrichcom 2025. Produced for Paul Graham. REF: 1356115

ENTRANCE HALL

SITTING ROOM 18' 10" x 11' 4" (5.74m x 3.45m)

KITCHEN 17' 3" x 11' 2" (5.26m x 3.4m)

DINING ROOM 16' 1" x 11' 9" (4.9m x 3.58m)

GARDEN 46' 4" x 22' 1" (14.12m x 6.73m)

SUMMER HOUSE 18' 7" x 10' 2" (5.66m x 3.1m)

LANDING

BEDROOM 1 15' 10" x 11' 3" (4.83m x 3.43m)

BEDROOM 2 11' 3" x 10' 11" (3.43m x 3.33m)

BEDROOM 3 8' 5" x 6' 8" (2.57m x 2.03m)

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		82 B
69-80	C	71 C	
55-68	D		
39-54	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