



PAUL GRAHAM

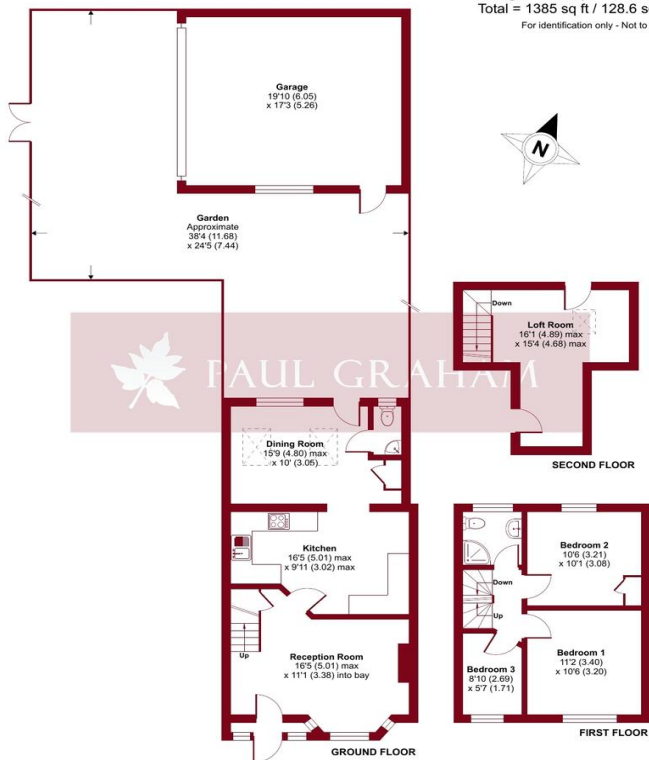


55 Buckhurst Avenue, SM5 1NZ | **Guide Price £525,000 - £535,000 Freehold**

Situated on the popular Buckhurst Avenue, this attractive 1930s family home has been extended to create a spacious and practical layout. The rear extension provides a generous kitchen and dining area, ideal for everyday living and entertaining. The property also benefits from a converted loft room, offering additional space that can be used as a home office, bedroom or playroom. Outside, the home features off street parking and a large garage at the rear, giving you plenty of room for storage or a workshop. Inside, the modern family shower room and well proportioned living areas make this a great option for growing families or anyone looking for more space.

Buckhurst Avenue, Carshalton, SM5

Approximate Area = 1042 sq ft / 96.8 sq m
Garage = 343 sq ft / 31.8 sq m
Total = 1385 sq ft / 128.6 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). © nchecom 2025. Produced for Paul Graham. REF: 1324138

PORCH

RECEPTION ROOM 16' 5" x 11' 1" (5m x 3.38m)

KITCHEN/BREAKFAST ROOM 16' 5" x 9' 11" (5m x 3.02m)

DINING ROOM 15' 9" x 10' 0" (4.8m x 3.05m)

WC

BEDROOM 1 11' 2" x 10' 6" (3.4m x 3.2m)

BEDROOM 2 10' 6" x 10' 1" (3.2m x 3.07m)

BEDROOM 3 8' 10" x 5' 7" (2.69m x 1.7m)

BATHROOM

LOFT ROOM 16' 1" x 15' 4" (4.9m x 4.67m)

GARDEN 38' 4" x 24' 5" (11.68m x 7.44m)

DOUBLE GARAGE 19' 10" x 17' 3" (6.05m x 5.26m)

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		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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