



 **PAUL GRAHAM**



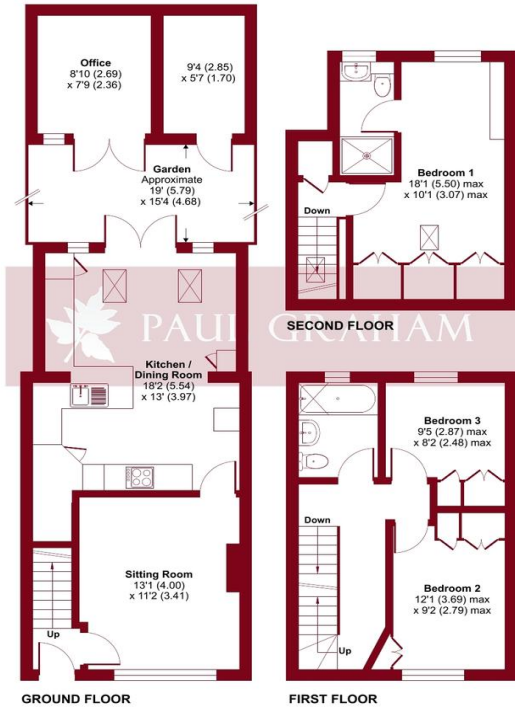
78 Culvers Avenue, Carshalton, SM5 2BJ | Guide Price £500,000 Freehold

This stylish three-bedroom family home has been extended to the rear and into the loft, and finished to a high standard throughout. It features a bright open-plan kitchen/diner, a versatile garden outbuilding, and a spacious top-floor principal bedroom with en-suite. With off-street parking, built-in storage throughout, and a south-facing garden, the property is ideal for modern family living.



Culvers Avenue, Carshalton, SM5

Approximate Area = 981 sq ft / 91.1 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 1101 sq ft / 102.2 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). © nchecom 2025. Produced for Paul Graham. REF: 1356141



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		

PORCH

SITTING ROOM 13' 1" x 11' 2" (3.99m x 3.4m)

KITCHEN/DINING ROOM 18' 2" x 13' 0" (5.54m x 3.96m)

GARDEN 19' 0" x 15' 4" (5.79m x 4.67m)

GARDEN OFFICE 8' 10" x 7' 9" (2.69m x 2.36m)

STORE 9' 4" x 5' 7" (2.84m x 1.7m)

LANDING

BEDROOM 2 12' 1" x 9' 2" (3.68m x 2.79m)

BEDROOM 3 9' 5" x 8' 2" (2.87m x 2.49m)

BATHROOM

BEDROOM 1 18' 1" x 10' 1" (5.51m x 3.07m)

ENSUITE

OFF-ROAD PARKING

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