

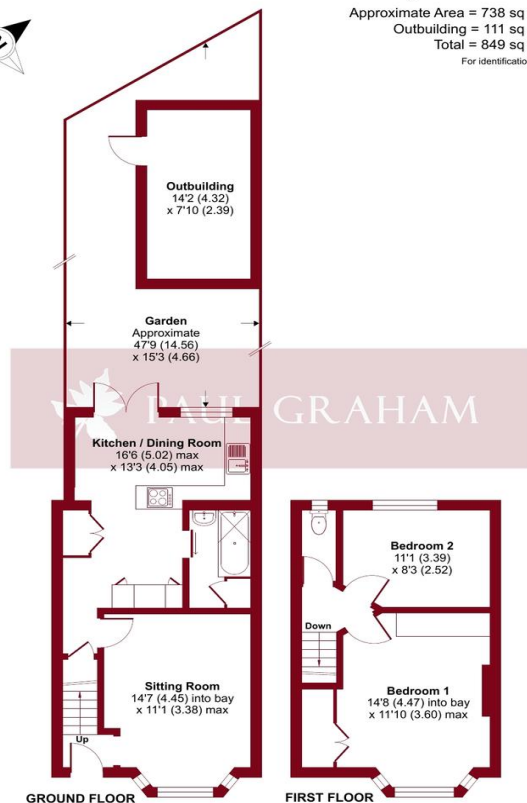


199 Buckhurst Avenue, Carshalton, SM5 1PD | Guide Price £400,000 - £425,000

This beautifully presented two-bedroom house has been thoughtfully extended to the rear, creating a bright and spacious kitchen/dining room with direct access to the garden. A welcoming bay-fronted sitting room and modern bathroom complete the ground floor, while upstairs offers two well-proportioned bedrooms, including a generous main bedroom with bay window. The property is in excellent condition throughout, benefitting from off-street parking for two cars, a large outbuilding to the rear, and potential to extend further (STPP).

Buckhurst Avenue, Carshalton, SM5

Approximate Area = 738 sq ft / 68.5 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 849 sq ft / 78.8 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: 1356450. © nchcom 2025.

ENTRANCE HALL

RECEPTION ROOM 14' 7" x 11' 1" (4.44m x 3.38m)

KITCHEN/DINING ROOM 16' 6" x 13' 3" (5.03m x 4.04m)

BATHROOM

GARDEN 47' 9" x 15' 3" (14.55m x 4.65m)

OUTBUILDING 14' 2" x 7' 10" (4.32m x 2.39m)

LANDING

BEDROOM 1 14' 8" x 11' 10" (4.47m x 3.61m)

BEDROOM 2 11' 1" x 8' 3" (3.38m x 2.51m)

WC

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		90 B
69-80	C	74 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