

44 Culvers Avenue, Carshalton, SM5 2BL



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£2,350

Cromwells
ESTATE AGENTS



44 Culvers Avenue

Carshalton, SM5 2BL

Well presented four bedroom terraced home, located in a sought after residential road in Carshalton, close to good transport links, shops and a variety of schools. The property offers spacious living accommodation with an open plan lounge/diner, and a modern well equipped kitchen

The first and second floor has four well proportioned bedrooms and two bathrooms for added convenience. The rear garden offers the perfect place to entertain family and friends with a large patio area creating a nice social space. Available immediately.



Accommodation
Front door into

Entrance Hall
Radiator, laminate flooring, under stairs storage cupboard

Open plan Living Dining Room
Modern Radiators, laminate flooring, double glazed window to front aspect, double glazed door leading out to garden.

Kitchen
Range of modern grey gloss fitted kitchen units and drawers, laminate worksurface, stainless steel sink with chrome mixer tap, integrated 'Bosch' oven and gas hob with extractor fan above, space for washing machine and American fridge freezer, cupboard housing boiler, laminate flooring, double glazed windows and door leading out to garden.





Stairs to 1st floor landing

Bathroom

Three-piece suite comprising of panel enclosed bath with shower screen, chrome mixer tap and shower attachment, WC, pedestal wash handbasin with chrome mixer tap, heated chrome towel rail, part tiled walls, tiled flooring, double glazed window to rear aspect

Bedroom One

Radiator, fitted carpet, double glazed window to front

Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect

Stairs to 2nd floor landing

Shower Room

Corner shower cubicle with sliding door, thermostatic shower, WC, vanity wash handbasin with chrome mixer tap, part tiled walls, tiled flooring, double glazed obscure window to rear aspect

Bedroom Four

Radiator, fitted carpet, Velux windows to front, double glazed windows to rear aspect, eaves storage cupboard

Outside

Paved to front

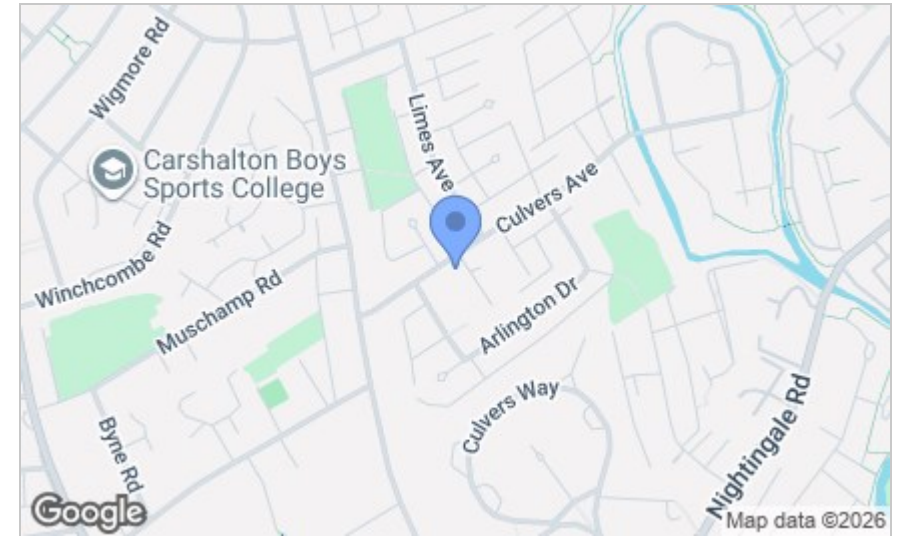
Rear Garden

Paved patio area, decking area, artificial lawn, raised flower beds with shrubs and flowers .

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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