



PAUL GRAHAM



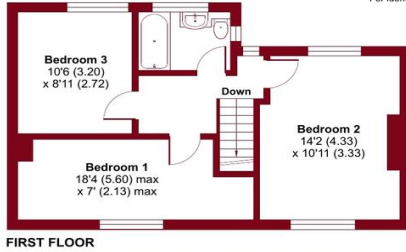
**61 Culvers Way, Carshalton, SM5 2LL | Guide Price £550,000 Freehold**

A bright 3 bedroom family house which has been extended on the ground floor to provide flexible and spacious accommodation. The property is within walking distance of shopping parades, bus routes, Carshalton mainline station and open spaces including Wilderness Island and The Grove Park.

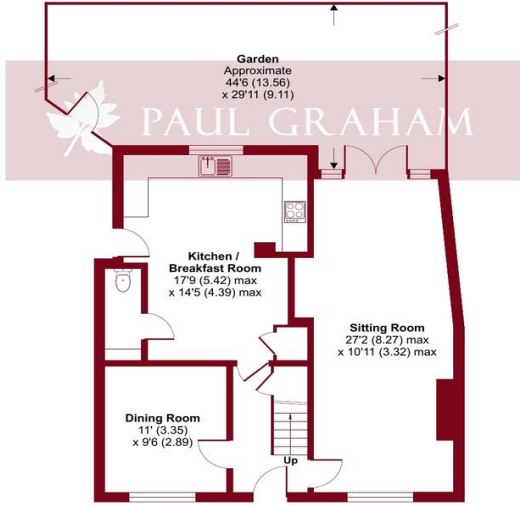
## Culvers Way, Carshalton, SM5

Approximate Area = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1272180

## ENTRANCE HALL

**SITTING ROOM** 27' 2" x 10' 11" (8.28m x 3.33m)

**DINING ROOM** 11' 0" x 9' 6" (3.35m x 2.9m)

**KITCHEN/BREAKFAST ROOM** 17' 9" x 14' 5" (5.41m x 4.39m)

## WC

**GARDEN** 44' 6" x 29' 11" (13.56m x 9.12m)

**BEDROOM 1** 18' 4" x 7' 0" (5.59m x 2.13m)

**BEDROOM 2** 14' 2" x 10' 11" (4.32m x 3.33m)

**BEDROOM 3** 10' 6" x 8' 11" (3.2m x 2.72m)

## BATHROOM

## OFF ROAD PARKING

## NO ONWARD CHAIN



**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	70 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