



**CULVERS AVENUE,** CARSHALTON, SURREY, SM5

**£625,000**

FREEHOLD

**Winkworth**





## CULVERS AVENUE

CARSHALTON, SURREY, SM5

### **THIS WELL PRESENTED AND EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE IS AN IDEAL FAMILY HOME.**

The property is located in the popular area of Carshalton, which offers good transport links and schools close-by. Hackbridge train station is within 0.5 miles and Carshalton is 0.8 miles away with links into London Victoria, Clapham Junction and Blackfriars. Mitcham Junction station is also 0.9 miles away and benefits from the Wimbledon-Croydon tram link network.

For schools, both Culvers House Primary and Hackbridge Primary School are both within 0.3 miles and for secondary schools, Wallington Grammar School, Carshalton High School for Girls and Carshalton College are all within 1 mile.

Carshalton Village is a lovely area with plenty of green space and a good selection of shops and restaurants.



**CULVERS AVENUE**  
CARSHALTON, SURREY, SM5

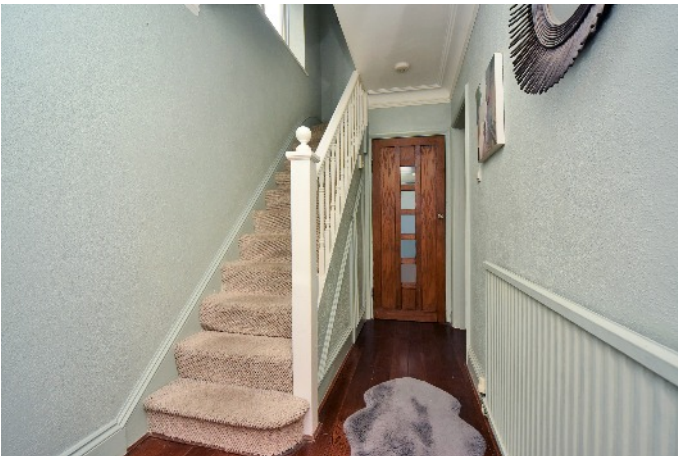
This extended and now, deceptively spacious family home offers versatile accommodation throughout.

The ground floor comprises; double glazed entrance porch, hallway, guest room/bedroom with en-suite shower room, front aspect living room with feature fire place, spacious open plan kitchen/dining room with double glazed double to the rear garden.

The upstairs provides three bedrooms, with fitted wardrobes in the principal double bedroom and second double bedroom, a family bathroom, and a further single bedroom.

Outside, the block paved front forecourt allows off road parking. The enclosed rear garden extends to approximately 70 feet, with a large lawned area and a patio adjacent to the house.

Carshalton Beeches is a highly regarded area within the catchments of all the grammar schools, transport into London Victoria and London Bridge and leafy wide roads.

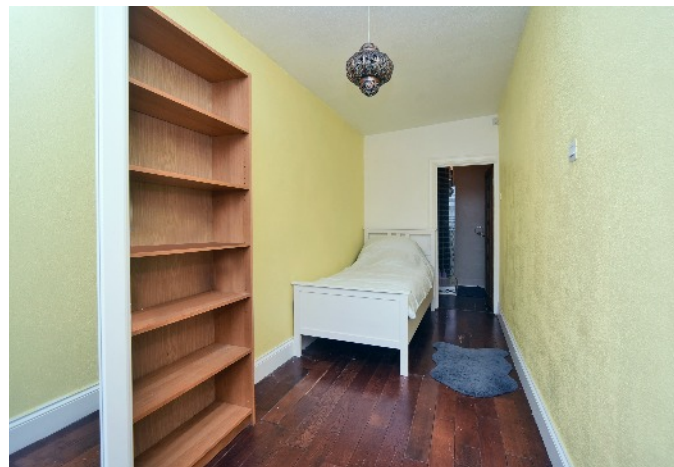


## BANSTEAD OFFICE

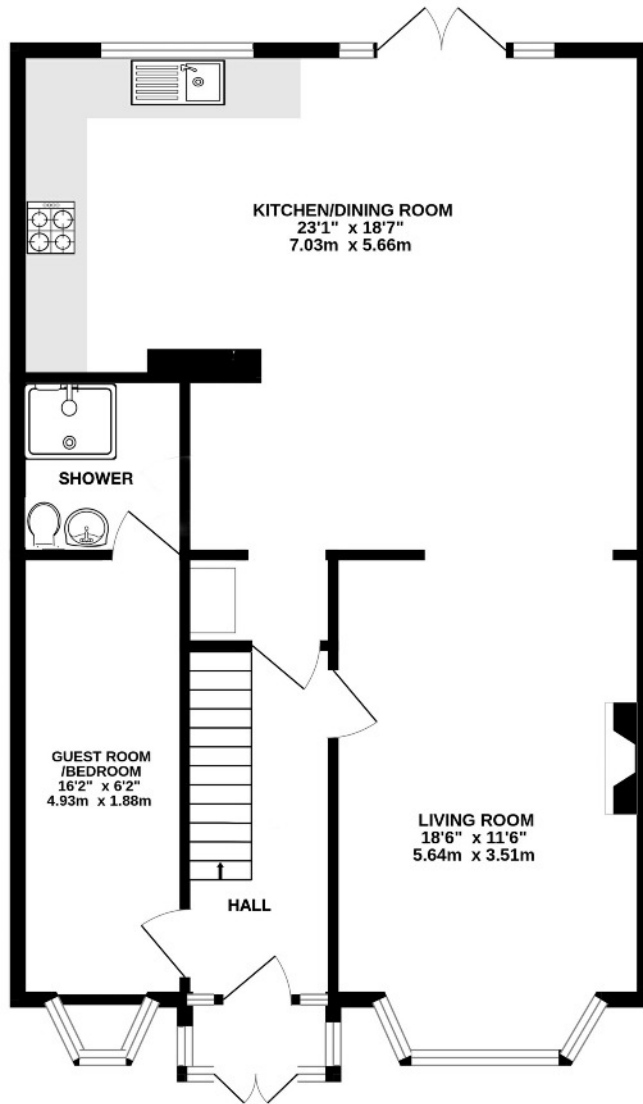
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Porch
- Hallway
- Living Room - 18'6" x 11'6" (5.64m x 3.51m)
- Open Plan Kitchen/Dining Area - 23'1" x 18'7" (7.03m x 5.86m)
- Guest Room/Bedroom - 16'2" x 6'2" (4.93m x 1.88m)
- En-suite Shower Room
- Bedroom 1- 14'2" x 11'5" (4.33m x 3.48m)
- Bedroom 2 - 11'5" x 10'10" (3.49m x 3.30m)
- Bedroom 3 - 7'5" x 6'9" (2.26m x 2.06m )
- Family Bathroom
- Rear Garden - 70' (21.34m) approximately
- Off Road Parking

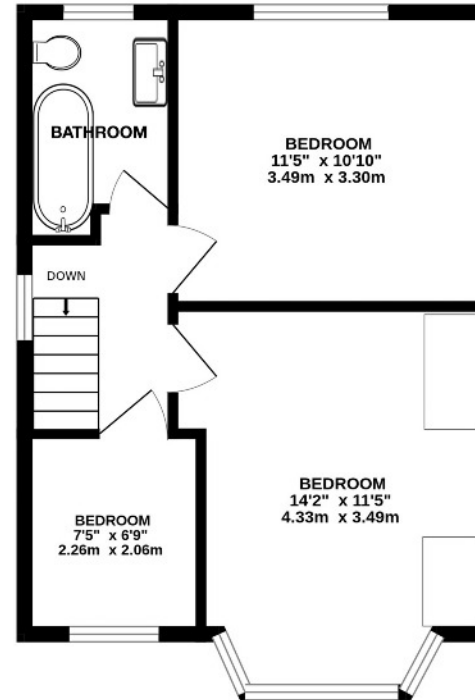






GROUND FLOOR

**Culvers Avenue, Carshalton**  
INTERNAL FLOOR AREA  
(APPROX.) 1250 sq ft/ 116.0 sq m  
Garden extends to 70' (21.34m) approx.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](http://winkworth.co.uk/banstead)

**Winkworth**

See things differently.