



77 Culvers Avenue, Carshalton, SM5 2BH



Guide price £400,000

WH WATSON HOMES
Estate Agents

77 Culvers Avenue

Carshalton, SM5 2BH
Guide price £400,000

Offered to the market with no onward chain is this charming two bedroom terraced house. The property benefits from a modern bathroom, a pretty rear garden, a detached garage and off street parking.

Located in a sought after residential road in Carshalton, close to good transport links, shops and a variety highly regarded schools.



Accommodation

Obscure UPVC double glazed front door to.. Entrance

Lounge/diner
UPVC double glazed window to front aspect, wall mounted heater, fireplace with tiled surround.

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below, integrated washing machine, space for tall standing fridge/freezer, tiled splash back, UPVC double





glazed window to rear aspect, access to garden, under stairs storage cupboard

Downstairs bathroom

Consisting of tiled cubicle with thermostatic power shower, wash hand basin with chrome mixer tap, low-level push button flush WC, storage cupboard housing water tank, tiled effect flooring, heated chrome towel rail, tiled walls, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Loft access



Bedroom one

UPVC double glazed window to front aspect, wall mounted heater, picture, built in wardrobes.

Bedroom two

UPVC double glazed window to rear aspect, wall mounted heater, fitted storage cupboards and dressing table.

Rear garden

Approximately 60ft

Paved patio area and footpath to rear, mainly laid to lawn with mature shrubs bordering, outside tap, fence enclosed, gated rear access.



Detached garage

Double wooden doors at rear.

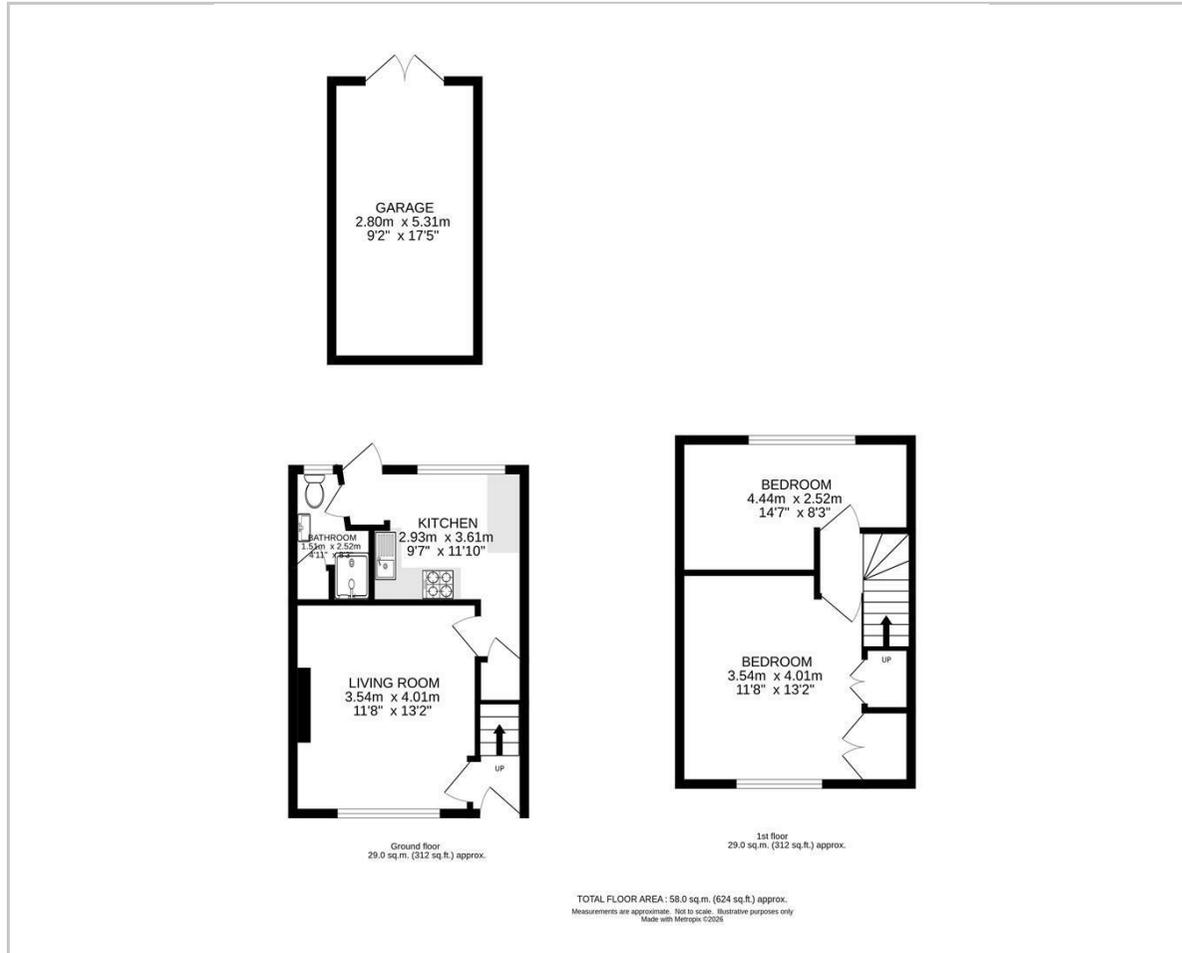
Front

Hardstanding driveway providing off street parking.

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

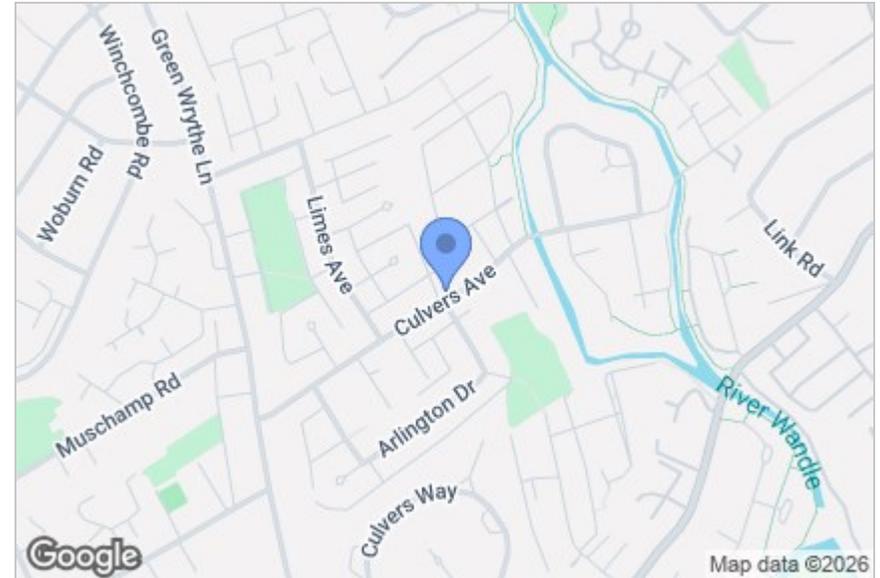


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

