



END TERRACED* TWO DOUBLE BEDROOMS* EXCELLENT LOCATION FOR SCHOOL*

Culvers Avenue, Carshalton, SM5 2BL, £425,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

About this property

END TERRACED* TWO DOUBLE BEDROOMS* EXCELLENT LOCATION FOR SCHOOL* GREAT TRANSPORT LINKS* GOOD FAMILY ACCOMMODATION* OFF STREET PARKING * GARAGE TO THE REAR*

Blink and this lovely two double bedroom end-terraced family home could be gone! Ideally situated on this sought-after road in Carshalton, the property offers well-presented and versatile family accommodation throughout.

The ground floor comprises an enclosed porch, entrance lobby, spacious living/dining room, fitted kitchen and a useful conservatory/utility room. Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes, along with a well-appointed family bathroom.

Outside, the rear offers an easy-to-maintain paved garden with convenient rear access leading to a single garage. To the front, there is a private driveway providing off-street parking.

The property is ideally located for both commuters and families. Hackbridge Station is approximately 0.5 miles away, offering direct services to London Victoria in around 25 minutes and providing excellent access into Central London. There are also local bus routes nearby, making travelling around the area convenient.

Local Schools

The property is well placed for several highly regarded local schools, including:

- Culvers House Primary School – 0.3 miles
- Wandle Valley Academy – 0.4 miles
- St Philomena's Catholic High School for Girls – approximately 0.7 miles
- Carshalton Boys Sports College – approximately 0.7 miles
- St Mary's RC Junior School – approximately 1 mile

Transport Links

- Hackbridge Station – 0.5 miles (Zone 4)
- Carshalton Station – 0.7 miles
- Mitcham Junction Station & Tram Stop – 1.0 mile

Bus Routes

- 80 – Hackbridge to Belmont (Highview)
- 151 – Wallington to Worcester Park Station

An excellent opportunity for first-time buyers, young families or commuters looking for a well-positioned home with two double bedrooms, off-street parking and a garage.

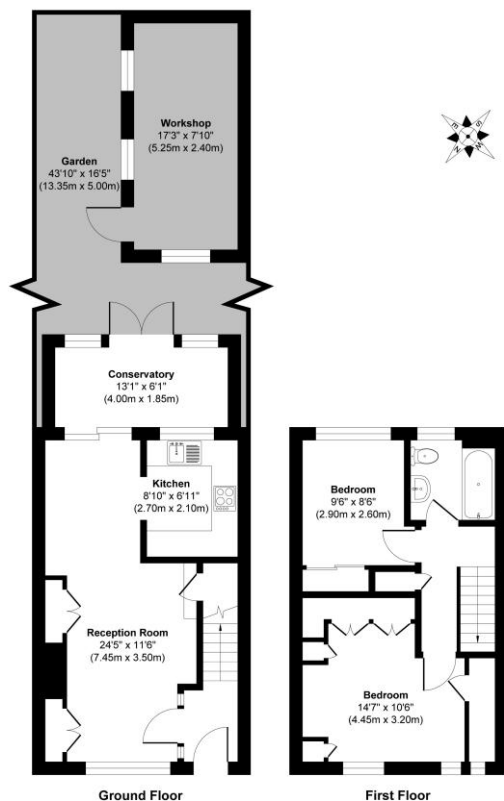
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







Culvers Avenue, Carshalton, SM5
 Approx. Gross Internal Area 806 sq. ft / 74.91 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data show.
 Plan produced by AR Net Media-www.ar-netmedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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