



**Buckhurst Avenue, Carshalton, Surrey, SM5 1PD**  
**Guide Price £425,000**

**A good size 2 double bedroom Terraced family home, extended to rear, with the added benefit of a loft room. Located just 0.6 miles from Hackbridge train station with links into London Victoria and Blackfriars. Mitcham Junction train and tram stop is also just 0.8 miles away, with links into Wimbledon & Croydon. Culvers House Primary School is 0.3 miles away and Hackbridge Primary School is within just 0.5 miles. For secondary schools, Carshalton Boys Sports College is 0.6 miles away and both Harris Academy Morden & Greenshaw High School are within 0.9 miles.**



**\*2 Double Bedrooms \*Modern Kitchen & bathroom with separate upstairs WC  
\*14'8 Loft Room \*Ideal location for transport and schools**

**Covered storm porch**  
Front door leading to:

**Entrance Hall**  
Door leading to:

**Living Room - 14' 9" x 11' 2" (4.49m x 3.40m)**

Front aspect, bay window, fireplace, leading through to small inner hall and kitchen.

**Kitchen - 10' 1" x 8' 3" (3.07m x 2.51m)**  
Leading through to Dining Room

**Dining Room - 14' 8" x 10' 4" (4.47m x 3.15m)**  
Rear aspect, doors to garden. Door to bathroom

**Bathroom - 8' 3" x 4' 7" (2.51m x 1.40m)**

**Stairs to first floor landing**  
Doors to:



**Bedroom 1 - 13' 11" x 11' 2" (4.24m x 3.40m)**

Front aspect, bay window, stairs up to Loft room

**Bedroom 2 - 11' 2" x 9' 1" (3.40m x 2.77m)**

Rear aspect

**Separate WC**

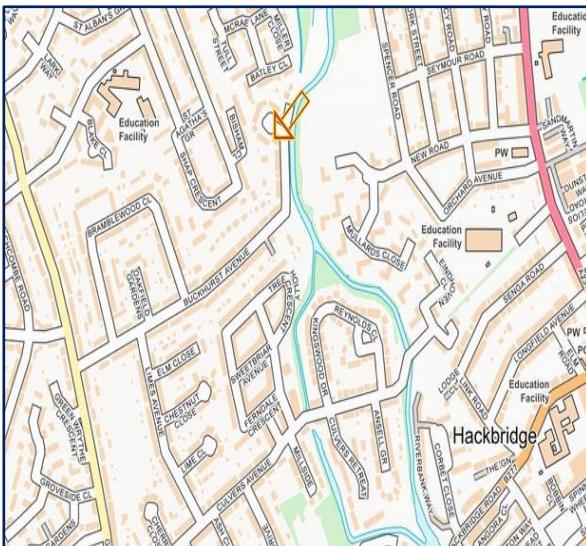
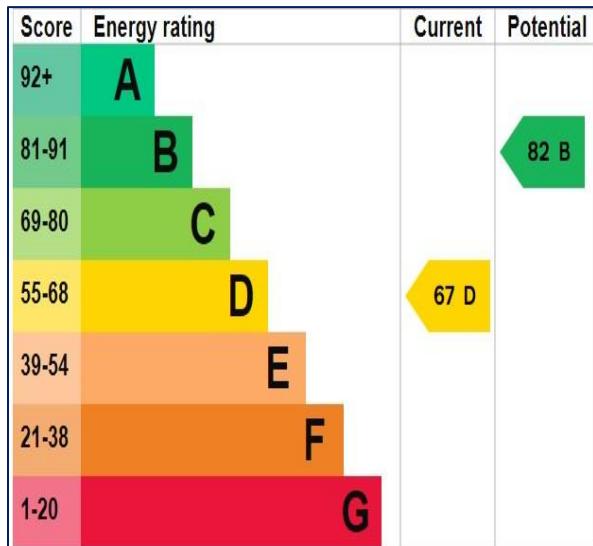
**Loft Room - 14' 8" x 7' 5" (4.47m x 2.26m)**

**Outside**

**Good size front and rear gardens -**

Rear garden, decking area and rear access





**Council Tax - C**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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