



**Buckhurst Avenue, Carshalton, Surrey, SM5 1PF**  
**Guide Price £400,000**

**A refurbished three bedroom End of Terrace property, offering good size accommodation, including a modern kitchen and bathroom. The property benefits from a large South facing rear garden and is ideally located close to local schools, shops and transport links.**





**\*Driveway \*Spacious Lounge  
\*Side Access \*NO CHAIN**

## **Entrance Hall**

Doors to:

**Lounge - 14' 3" x 10' 11" (4.34m x 3.32m)**

Front aspect

**Kitchen - 12' 6" x 8' 7" (3.81m x 2.61m)**

Rear aspect. Door to garden.

## **Family Bathroom**

Rear aspect



## First Floor Landing

Doors to:

**Bedroom 1 - 14' 0" x 11' 0" (4.26m x 3.35m)**

Front aspect

**Bedroom 2 - 12' 7" x 7' 7" (3.83m x 2.31m)**

Rear aspect

**Bedroom 3 - 6' 7" x 6' 1" (2.01m x 1.85m)**

Rear aspect

**Rear Garden - 78' 0" x 14' 8" (23.76m x 4.47m)**

South facing, side access

**Garage to rear - 18' 0" x 13' 0" (5.48m x 3.96m)**

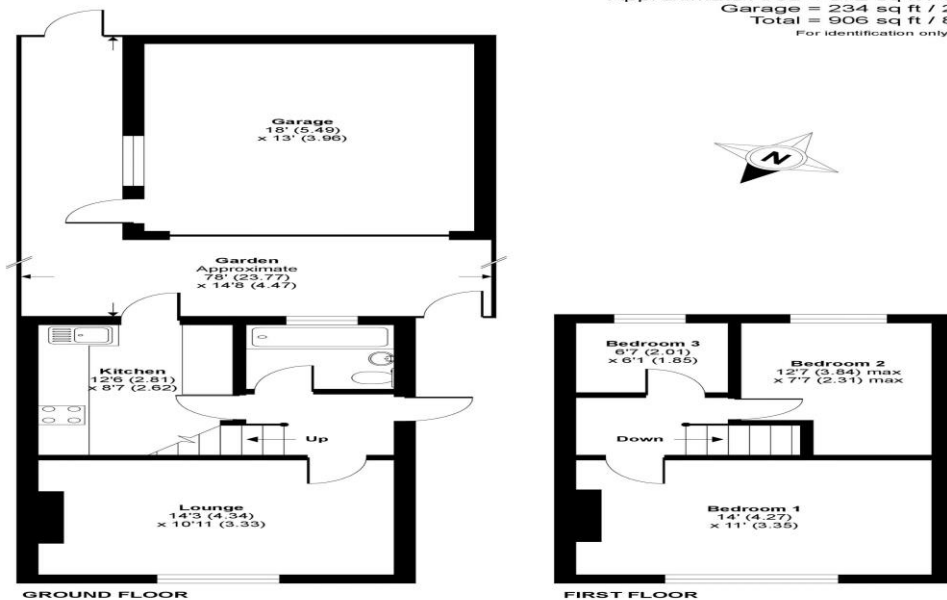
**Driveway to Front**





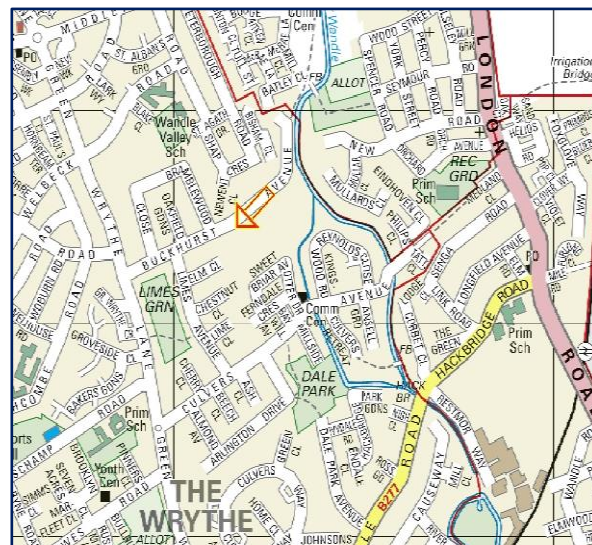
## Buckhurst Avenue, Carshalton, SM5

Approximate Area = 672 sq ft / 62.4 sq m  
Garage = 234 sq ft / 21.7 sq m  
Total = 906 sq ft / 84.1 sq m  
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2021. Produced for Cromwells Estate Agents. REF: 742652

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



## Council Tax - D Local Authority: London Borough of Sutton Tenure - Freehold



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