



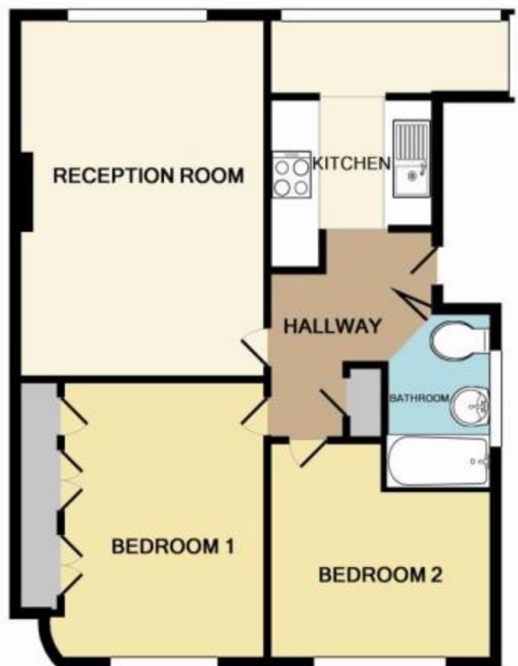
PAUL GRAHAM



161 Culvers Avenue, Carshalton, SM5 2BA | **Guide Price £259,995**

Paul Graham are please to present this 2 bedroom first floor maisonette with garden and enclosed balcony situated in a popular area close to amenities, parkland and bus routes. The property features include double glazing, gas central heating, lost storage and will be sold with a new lease.





TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

## ENTRANCE HALL

**LIVING ROOM 15' x 10' 10" (4.57m x 3.3m)**

**KITCHEN 7' 1" x 7' 1" (2.16m x 2.16m)**

## ENCLOSED BALONY

**BEDROOM 1 11' 4" x 10' 4" (3.45m x 3.15m)**

**BEDROOM 2 9' 7" x 9' 1" (2.92m x 2.77m)**

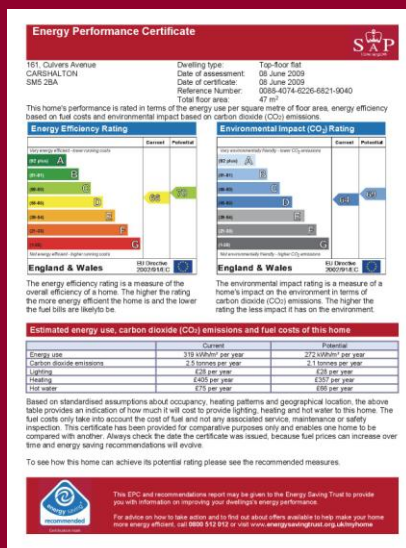
## BATHROOM

## OWN SECTION OF GARDEN

## LOFT STORAGE



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



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