







## 32 Buckhurst Avenue

Carshalton, SM5 1PF

**£1,950 Per Calendar Month**

Available mid-June 2024. Silverman Black is delighted to offer this spacious and extremely well presented three bedroom terraced house, located in a popular residential street just to the north of Carshalton Village. The current owners have refurbished the property to a high standard - opening up the living area, creating a generously proportioned and well equipped open-plan kitchen dining room, refitting the bathroom and constructing a large brick built home office/den/garage & workshop at the end of the garden. The accommodation comprises an enclosed storm porch, a large living space with a feature fireplace, an open plan kitchen/dining facility with a recently fitted integrated kitchen suite on the ground floor, with two double bedrooms, a single bedroom/study and the family bathroom upstairs. Externally, there is off street parking for 2 vehicles on a block-paved hardstand to the front, whilst to the rear the garden, which is south-facing, extends almost 50 ft in length and there is an "outsize" garage/workshop (16'6 x 15') with an electric roller door. There are a number of excellent educational facilities within about a mile including Carshalton Girls, Carshalton Boys Sports College, Carshalton College, Victor Seymour, St Philomena's and St Marys RC catholic primary school. Carshalton BR station is almost exactly 1 mile distant (20 minutes walk), bus services to Morden's Underground terminus run from the end of the road and the journey takes roughly 20 minutes.



- Available mid-June 2024 - Unfurnished
- A much improved & beautifully presented three bedroom terraced house in a popular residential street
- Generous, reconfigured living space incorporating a sizable living room and an open plan kitchen/dining facility with a recently fitted integrated kitchen suite
- Two double bedrooms, one single bedroom and a refitted bathroom on the first floor
- Off street parking for two vehicles at the front, c. 50 ft south facing rear garden, large brick built garage/workshop with electric roller door
- Double glazing, gas/radiator central heating
- Carshalton BR station 1 mile distant; easy access to bus services to Morden Underground terminus (20 mins), full parade of shops 0.7 miles
- EPC rating: D (66/87); Council Tax band D; Freehold

