



Mill Lane, Carshalton SM5 2JS

Not for marketing purposes INTERNAL USE ONLY

welcome to

Mill Lane, Carshalton

Prepare to place your own stamp upon this charming three-bedroom Victorian home in a popular location close to Carshalton village and ponds.



Prepare to place your own stamp upon this charming three-bedroom Victorian home in a popular location close to Carshalton village and ponds. The existing owner has resided at the property for many years and whilst the house has been well maintained, it now needs some refurbishment to restore it to its former glory. Downstairs comprises of two reception rooms, with the main lounge enjoying a bay frontage which really accentuates the light and space. To the rear find a galley kitchen and bathroom and beyond both is the 100ft rear garden which, if you were to extend at the rear (STP), you would barely compromise. Upstairs incorporates all three bedrooms, all of which are decent sizes. The potential within this home is palpable, as aside from the cosmetic refurbishment you can extend into the loft and rear like many others have within the road. Mill Lane is a peaceful setting within easy reach of Carshalton village and ponds, and Carshalton station offering an easy commute into London. Call now to arrange your viewing before it's too late!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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welcome to

Mill Lane, Carshalton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM VICTORIAN HOUSE
- CHAIN FREE

Tenure: Freehold EPC Rating: D

guide price

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG105735 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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