

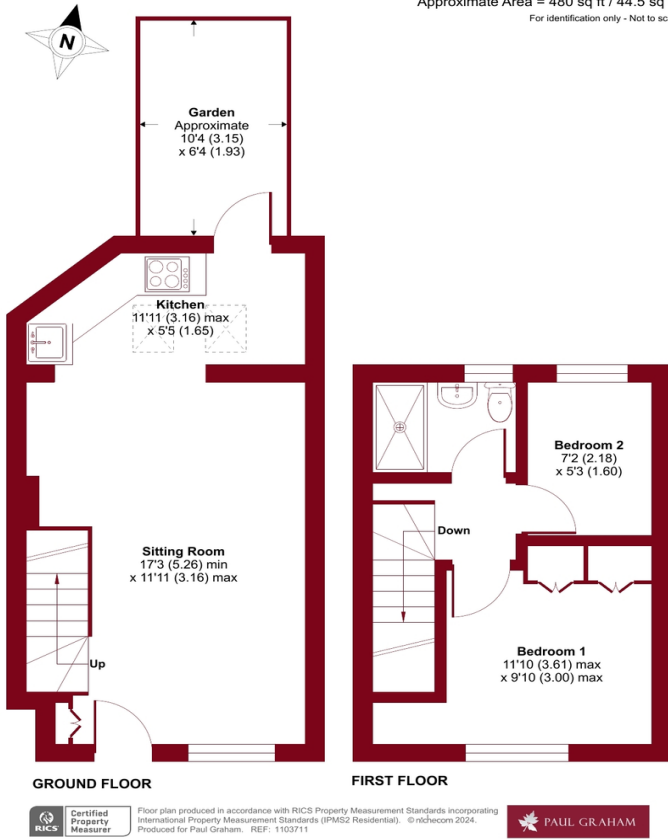


1 West Street Lane, Carshalton, SM5 2PY | **Guide Price £375,000 Freehold**

Nestled within the heart of Carshalton Village, this delightful period cottage offers a harmonious blend of quaint charm and modern convenience. Boasting two bedrooms, this home is an idyllic retreat for those seeking characterful living in a coveted location. Step inside to discover a property brimming with traditional features and timeless appeal. The interior exudes warmth and character. The layout encompasses a cosy living space, creating an inviting feeling. The well-appointed kitchen features modern appliances seamlessly integrated with the cottage's historic charm. Outside, a charming courtyard garden awaits. Upstairs, two bedrooms and a modern shower room complete this gorgeous cottage

West Street Lane, Carshalton, SM5

Approximate Area = 480 sq ft / 44.5 sq m
For identification only - Not to scale



SITTING ROOM 17' 3" x 11' 11" (5.26m x 3.63m)

KITCHEN 11' 11" x 5' 5" (3.63m x 1.65m)

COURTYARD 10' 4" x 6' 4" (3.15m x 1.93m)

BEDROOM 1 11' 10" x 9' 10" (3.61m x 3m)

BEDROOM 2 7' 2" x 5' 3" (2.18m x 1.6m)

SHOWER ROOM

PERIOD COTTAGE

WEST STREET LANE



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 (in to bays and alcoves) and a margin of error should be allowed.

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

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