

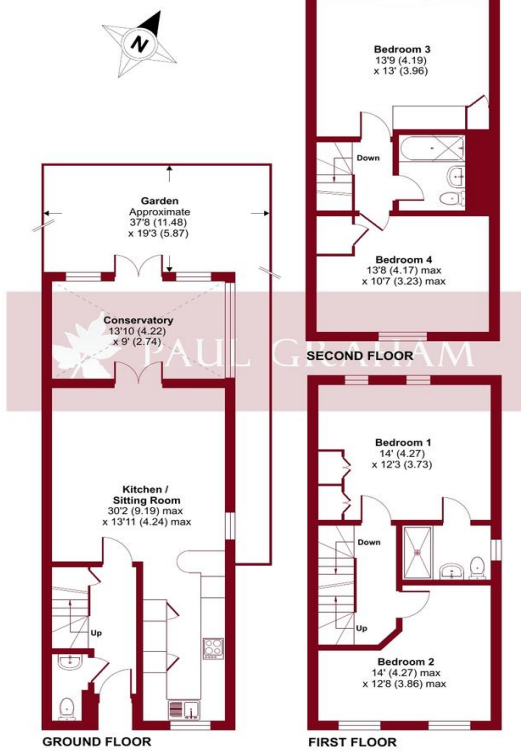


44 Mill Lane, Carshalton, SM5 2JY | Guide Price £675,000 Freehold

This modern 4-bedroom end-of-terrace house is a stunning find, presented in excellent condition throughout. The property boasts a contemporary open-plan kitchen, designed with both style and functionality in mind. A spacious reception room flows seamlessly into a bright conservatory, perfect for additional living or dining space. The house also features a mature rear garden, ideal for outdoor relaxation and entertaining. With four sizeable bedrooms, including a master with an en-suite, plus an additional well-appointed bathroom, this home is perfect for family living. Further benefits include a private garage and an allocated parking space.

Mill Lane, Carshalton, SM5

Approximate Area = 1457 sq ft / 135.3 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Paul Graham. REF: 1141836. © rochecon 2024.

ENTRANCE HALL

KITCHEN/SITTING ROOM 30' 2" x 13' 11" (9.19m x 4.24m) Max

DOWNSTAIRS WC

CONSERVATORY 13' 10" x 9' (4.22m x 2.74m)

FIRST FLOOR LANDING

BEDROOM 1 14' x 12' 3" (4.27m x 3.73m)

EN SUITE SHOWER ROOM

BEDROOM 2 14' x 12' 8" (4.27m x 3.86m) Max

SECOND FLOOR LANDING

BEDROOM 3 13' 9" x 13' (4.19m x 3.96m)

BEDROOM 4 13' 8" x 10' 7" (4.17m x 3.23m) Max

BATHROOM

GARDEN 37' 8" x 19' 3" (11.48m x 5.87m) Approx

GARAGE AND ALLOCATED PARKING



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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