

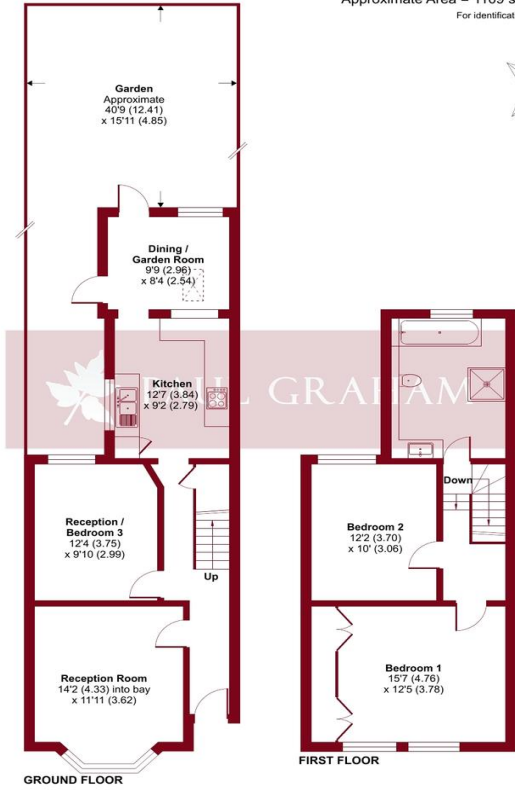


34 Mill Lane, Carshalton, SM5 2JY | **Guide Price £515,000 Freehold**

A bright and spacious 2/3 bedroom home in the heart of Carshalton Village. This attractive period property is located a short walk from parkland, shops, Carshalton High Street and station. Flexible accommodation is planned over 2 floors and comprises of 2 upstairs bedrooms and a bathroom whilst on the ground floor there are 2 reception rooms one of which can be used as a bedroom if needed, the kitchen, a garden/dining room and access to the garden. Parking to front for a small car and no onward chain.

Mill Lane, Carshalton, SM5

Approximate Area = 1109 sq ft / 103 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024.
Produced for Paul Graham. REF: 1150660

ENTRANCE HALL

FRONT RECEPTION ROOM 14' 2" x 11' 11" (4.32m x 3.63m)

RECEPTION/BEDROOM 3 12' 4" x 9' 10" (3.76m x 3m)

KITCHEN 12' 7" x 9' 2" (3.84m x 2.79m)

DINING/GARDEN ROOM 9' 9" x 8' 4" (2.97m x 2.54m)

LANDING

BEDROOM 1 15' 7" x 12' 5" (4.75m x 3.78m)

BEDROOM 2 12' 2" x 10' (3.71m x 3.05m)

BATHROOM

GARDEN 40' 9" x 15' 11" (12.42m x 4.85m) Approx

SMALL PARKING SPACE TO FRONT



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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk