



PAUL GRAHAM

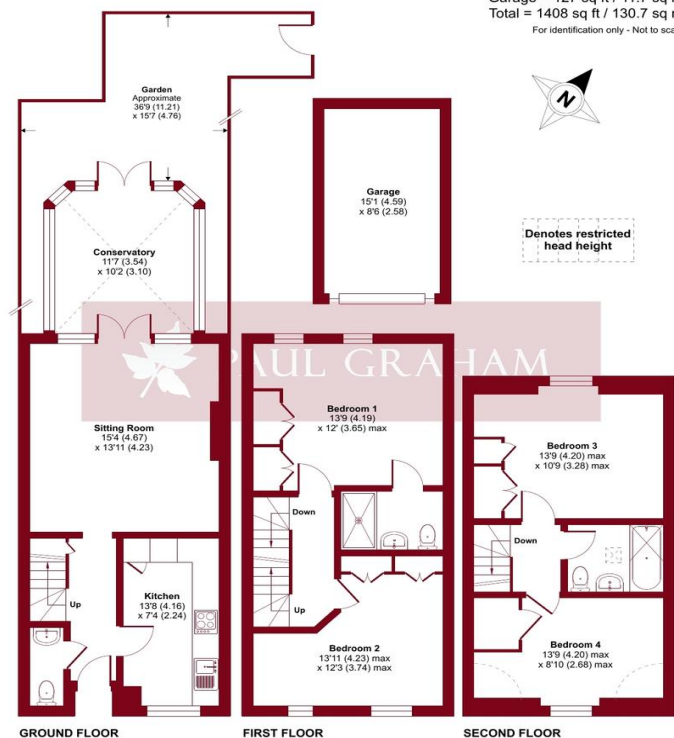


41 Mill Lane, Carshalton, SM5 2JY | **Guide Price £625,000 Freehold**

This beautifully presented four-bedroom mid-terrace townhouse offers modern living across three well-planned floors. The home boasts bright and versatile spaces, including a generous master bedroom with an en-suite, a stylish conservatory, and a convenient ground-floor cloakroom/WC. With four double bedrooms, two bathrooms, and ample storage throughout, this property is ideal for families or professionals. Additionally, a private garage and allocated parking at the rear provide secure and hassle-free parking.

Mill Lane, Carshalton, SM5

Approximate Area = 1267sq ft / 117.7 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1408 sq ft / 130.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Paul Graham. REF: 1253930



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.

ENTRANCE HALL

KITCHEN 13' 8" x 7' 4" (4.17m x 2.24m)

SITTING ROOM 15' 4" x 13' 11" (4.67m x 4.24m)

CONSERVATORY 11' 7" x 10' 2" (3.53m x 3.1m)

WC

GARDEN 36' 9" x 15' 7" (11.2m x 4.75m)

BEDROOM 1 13' 9" x 12' 0" (4.19m x 3.66m)

ENSUITE

BEDROOM 2 13' 11" x 12' 3" (4.24m x 3.73m)

BEDROOM 3 13' 9" x 10' 9" (4.19m x 3.28m)

BEDROOM 4 13' 9" x 8' 10" (4.19m x 2.69m)

BATHROOM

GARAGE 15' 1" x 8' 6" (4.6m x 2.59m)

ALLOCATED PARKING SPACE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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