



HUNTERS[®]
HERE TO GET *you* THERE



Mill Lane, Carshalton

Guide Price £385,000



GUIDE PRICE £385,000 - £400,000 Hunters are delighted to offer this two-bedroom, semi-detached cottage which offers an exciting opportunity for a buyer to refurbish to their own specification. Full of potential, the property features two well-proportioned reception rooms, together with a conservatory providing additional living space and views over the rear garden.

To the rear is an approximate 50ft garden, offering excellent scope for landscaping or further enhancement. The property also benefits from potential to extend into the loft (STPP), making it an ideal prospect for those looking to create a substantial family home.

Perfectly positioned within walking distance of Carshalton Village and just 0.5 miles from Carshalton Station, the property is ideally located for commuters. It also sits within close proximity to a range of well-regarded local schools, making it particularly attractive to families.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



KEY FEATURES

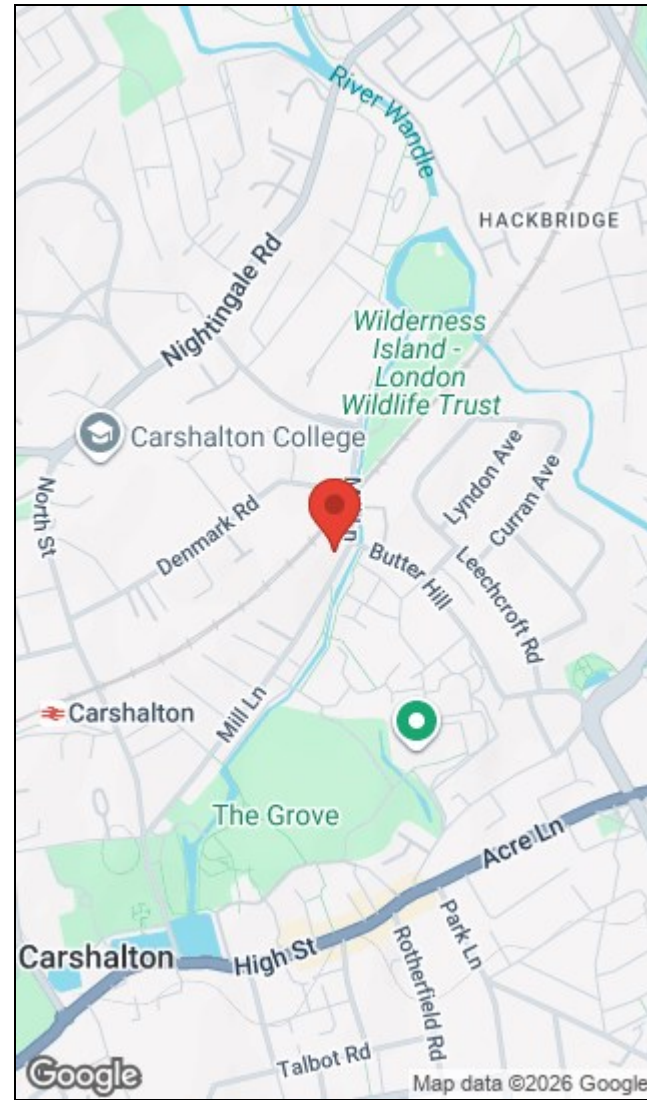
- TWO DOUBLE BEDROOMS
- EXCLUSIVE TO HUNTERS
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM (VIA BEDROOM 2)
- HUGE POTENTIAL FOR IMPROVEMENT
- CLOSE TO CARSHALTON VILLAGE AND PONDS
- NO ONWARD CHAIN







Approx. Gross Internal Floor Area 813 sq. ft / 75.54 sq. m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs Current: 58 Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions Current: 74 Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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