

Produced for Silverman Black Estate Agents REF: 1396753  
 Produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporating International Property Measurement Standards (IPMS2 Residential).  
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Approximate Area = 656 sq ft / 60.9 sq m  
 Outbuilding = 69 sq ft / 6.4 sq m  
 Total = 725 sq ft / 67.3 sq m  
 For identification only - Not to scale

**West Street Lane, Carshalton, SM5**





## 17 West Street Lane

Carshalton, SM5 2PY

Offers Over £450,000

Silverman Black is pleased to offer this delightful and characterful two bedroom period cottage located right in the heart of Carshalton - less than five minutes walk from the Village centre, The Ponds, Grove Park and Carshalton BR station. Although appearing to be a quaint 'chocolate-box' cottage externally, internally the property affords surprisingly sizable and well-proportioned living accommodation, which is enhanced by the conversion of the old 'baking house' into a useful home office/utility room. Tastefully presented and modernised to a high standard, on entering the cottage, you step into a generous living room which features an exposed brick fireplace and an enclosed staircase rising to the first floor. The kitchen/dining room facility at the rear of the property is well equipped with a Shaker-style kitchen complementing the quarry stone floor and the period timber rear door - whilst the former bake-house, just across the pretty courtyard garden, affords a useful multi-functional space. This currently houses the laundry equipment and a good size home-office facility. Upstairs, the master bedroom is exceptionally spacious, whilst the second bedroom is also able to accommodate a double bed and the bathroom features a free-standing roll-top bath, period style toilet and basin facilities and a tessellated black & white bathroom floor. Other benefits include gas/radiator heating, good quality double glazed sash windows, plantation style shutters at the front of the house and a pretty, enclosed courtyard garden - perfect for al-fresco dining in the warmer summer months or just a quiet drink at the end of the day. In terms of facilities, Carshalton village and the BR station (affording fast frequent trains to London Victoria & The City) are 0.25 miles away (5 minutes walk), whilst The Grove, The Ponds and the Ecology Centre are less than 50 yards away. Viewing of this picture perfect period cottage is essential - so book your appointment today.

- A charming and characterful 'chocolate box' cottage nestling right in the heart of Carshalton - only 5 minutes walk from the Village centre and BR station.
- Surprisingly spacious and well-proportioned living accommodation incorporating a large living room, completely refitted Shaker-style kitchen/dining room, two generous bedrooms, a period style bathroom and a useful home office/utility room.
- Pretty, fully enclosed courtyard garden but located with 100 yards of The Grove - reputed to be the best remaining Victorian urban park in London.
- Masses of original character features but modernised and refurbished to a high standard with a fitted kitchen and double glazed sash windows throughout.
- Freehold; EPC rating "C" (69/81); Council Tax Band: "C"
- Located about 0.25 miles (5 minutes walk) from the shops and restaurants of Carshalton Village Centre and the local BR station which provides frequent fast trains to both London Victoria and The City.
- Easy access to a number of outstanding local primary & secondary schools - with the Borough also well served with five Grammar Schools and high-performing schools.
- Excellent bus services to Sutton, Purley and Morden - giving access to the Underground network.
- Viewing of this exceptional period piece is highly recommended - so call today.

