

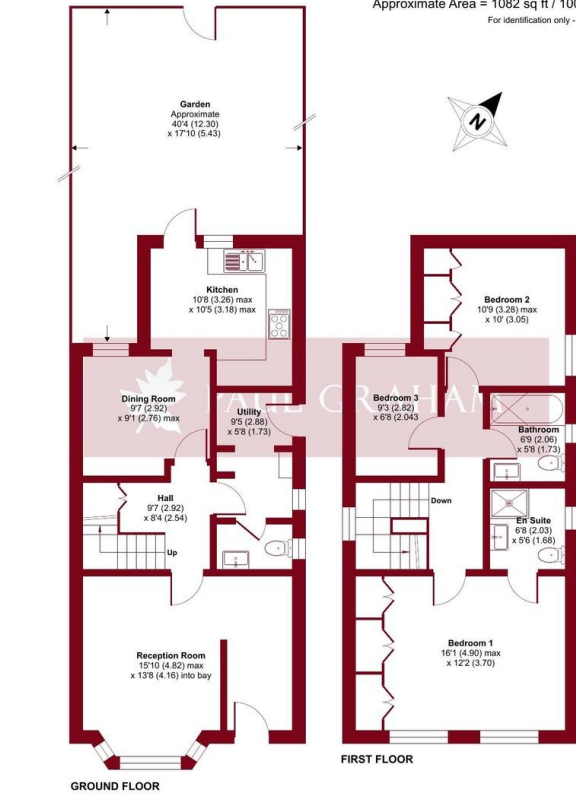


39 Mill Lane, Carshalton, SM5 2JY | Guide Price £650,000 Freehold

A unique 3 bedroom detached family home located in the heart of Carshalton Village. This bright and spacious home offers well planned accommodation over 2 floors and features include 3 good bedrooms, off road parking and Westerly aspect garden and a utility room whilst also being within a short walk of the High Street, Carshalton station and reputable schooling. Perfectly positioned in the heart of Carshalton Village, this home is just a short walk from Carshalton Station, making commuting effortless. Residents will enjoy easy access to the picturesque Grove Park and the renowned 'The Ponds,' offering beautiful green spaces for relaxation. The area is well-served by excellent local schools, shops, and amenities, making it a highly sought-after location for families and professionals alike.

Mill Lane, Carshalton, SM5

Approximate Area = 1082 sq ft / 100.5 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). Produced for Paul Graham. REF: 1562199. © richcom 2026.

HALLWAY 9' 7" x 8' 4" (2.92m x 2.54m)

RECEPTION ROOM 15' 10" x 13' 8" (4.83m x 4.17m)

DINING ROOM 9' 7" x 9' 1" (2.92m x 2.77m)

UTILITY 9' 5" x 5' 8" (2.87m x 1.73m)

KITCHEN 10' 8" x 10' 5" (3.25m x 3.18m)

LANDING

BEDROOM 1 16' 1" x 12' 2" (4.9m x 3.71m)

ENSUITE 6' 8" x 5' 6" (2.03m x 1.68m)

BEDROOM 2 10' 9" x 10' (3.28m x 3.05m)

BEDROOM 3 9' 3" x 6' 8" (2.82m x 2.03m)

BATHROOM 6' 9" x 5' 8" (2.06m x 1.73m)

GARDEN 40' 4" x 17' 10" (12.29m x 5.44m)

PARKING SPACE



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		
69-80	C	72 C	76 C
55-68	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