



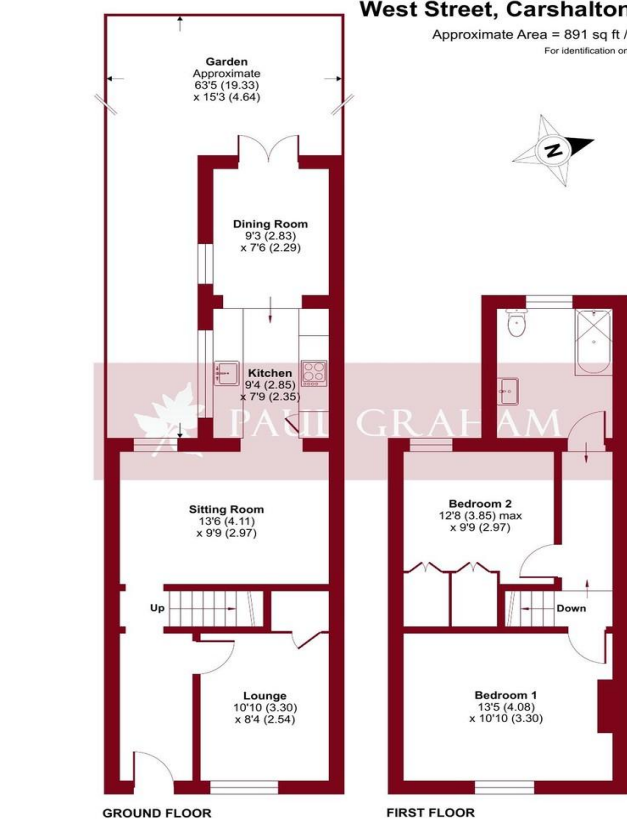
35 West Street, Carshalton, SM5 2PT | **Guide Price £475,000 Freehold**

A beautifully presented two bedroom cottage offering plenty of charm and a well balanced layout in the heart of Carshalton Village. The ground floor provides excellent living space with three separate reception areas, giving plenty of flexibility for living, dining and entertaining, alongside a modern fitted kitchen. Upstairs are two well proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private Westerly aspect rear garden, ideal for enjoying the afternoon and evening sun. Further features include central heating and a particularly convenient position within the Village. Perfectly positioned in the heart of Carshalton Village, the property is just a short walk from the picturesque Carshalton Ponds, Mainline station and The Grove Park, as well as the Village's selection of independent shops, cafés, restaurants and everyday amenities.

West Street, Carshalton, SM5

Approximate Area = 891 sq ft / 82.7 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). Produced for Paul Graham. REF: 15090205. © nichcom 2020.

ENTRANCE HALL

LOUNGE 10' 10" x 8' 4" (3.3m x 2.54m)

SITTING ROOM 13' 6" x 9' 9" (4.11m x 2.97m)

KITCHEN 9' 4" x 7' 9" (2.84m x 2.36m)

DINING ROOM 9' 3" x 7' 6" (2.82m x 2.29m)

FIRST FLOOR

BEDROOM 1 13' 5" x 10' 10" (4.09m x 3.3m)

BEDROOM 2 12' 8" x 9' 9" (3.86m x 2.97m)

BATHROOM

WESTERLY ASPECT GARDEN 63' 5" x 15' 3" (19.33m x 4.65m) Approx



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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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