

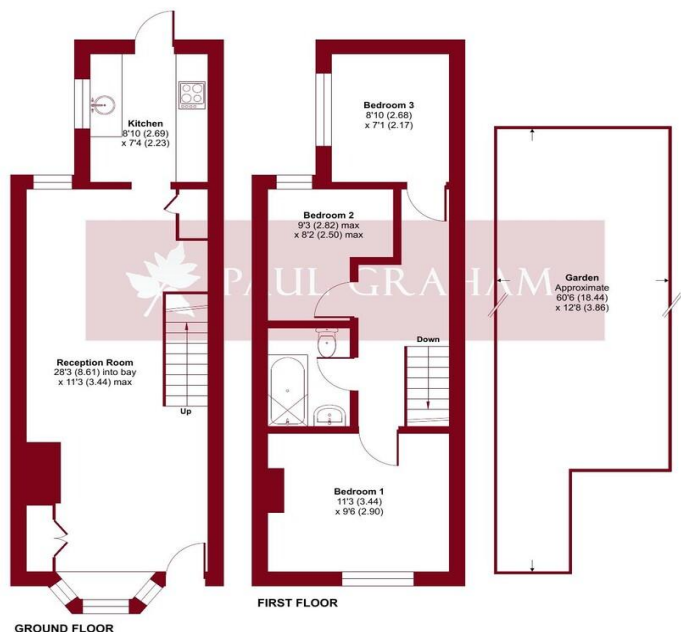


19 Mill Lane, Carshalton, SM5 2JY | £475,000 Freehold

Location, location, location! A charming three-bedroom character cottage situated on the highly sought-after Mill Lane in the very heart of Carshalton Village. The property offers a spacious lounge/dining room, modern kitchen, upstairs bathroom, rear garden and the considerable advantage of its own parking space, an especially rare benefit for a Village home. Further features include updated modern sash windows. Carshalton Station, Grove Park, the picturesque ponds, Village shops and eateries, and a superb selection of local schools are all moments away.

Mill Lane, Carshalton, SM5

Approximate Area = 740 sq ft / 68.7 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: 1523082. © richcom 2026.

RECEPTION ROOM 28' 3" x 11' 3" (8.61m x 3.43m)

KITCHEN 8' 10" x 7' 4" (2.69m x 2.24m)

LANDING

BEDROOM 1 11' 3" x 9' 6" (3.43m x 2.9m)

BEDROOM 2 9' 3" x 8' 2" (2.82m x 2.49m)

BEDROOM 3 8' 10" x 7' 1" (2.69m x 2.16m)

BATHROOM

GARDEN 60' 6" x 12' 8" (18.44m x 3.86m)

OFF ROAD PARKING: Off-road parking to the rear, held under a separate title



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		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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