

# Butler's

thoughtful estate agency



West Street Lane  
Carshalton, SM5 2PY  
Guide price £475,000

2 1 2 D

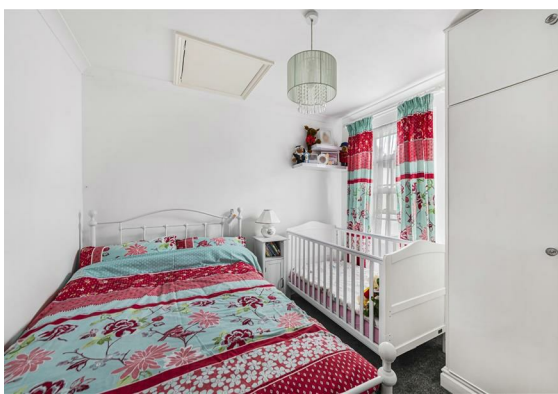
## West Street Lane

Carshalton, SM5 2PY

GUIDE PRICE £475,000 - £485,000 SIMPLY STUNNING! Nestled in a pretty, bunting-clad street in the heart of Carshalton Village, this handsome period home dates back from circa 1856 and has so much to offer, both inside and out. Firstly, we have to talk location. West Street Lane will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Good transport links also provide quick access into the City in under an hour. Despite all of this, sitting in your cottage-style, southerly-facing rear garden, you'd be forgiven for thinking you were on holiday - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Inside your home, you'll appreciate the abundance of period features and charm that still remain, with the house having been lovingly cared for from top to bottom meaning you can just unpack your bags and start to enjoy living in this beautiful property straight away. Work from home? We have great news for you. The layout of the ground floor offers a huge amount of versatility, with a beautiful lounge and separate dining room. You can keep productive in your own personal space to give you that work/life balance or snuggle up on the sofa with loved ones, even holding those dinner parties in the kitchen/diner you've been dreaming of for some time now. If we're on the money with the latter, the aforementioned kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Upstairs, this house also doesn't let you down, as there are two double bedrooms, both with fitted wardrobes (Sharps in the master). The bathroom has been sympathetically done and also incredibly spacious. So, with the property also boasting no onward chain, this really is a rare opportunity to own what is a truly exemplary and one-off house, in an unmatched location in this price range!





## GROUND FLOOR

Living Room  
13'5 x 12'6 (4.09m x 3.81m)

Dining Room  
12'6 x 9'8 (3.81m x 2.95m)

Kitchen  
9'6 x 7'3 (2.90m x 2.21m)

## FIRST FLOOR

Landing

Bedroom  
12'6 x 10'6 (3.81m x 3.20m)

Bedroom  
9'6 x 9'1 (2.90m x 2.77m)

Bathroom

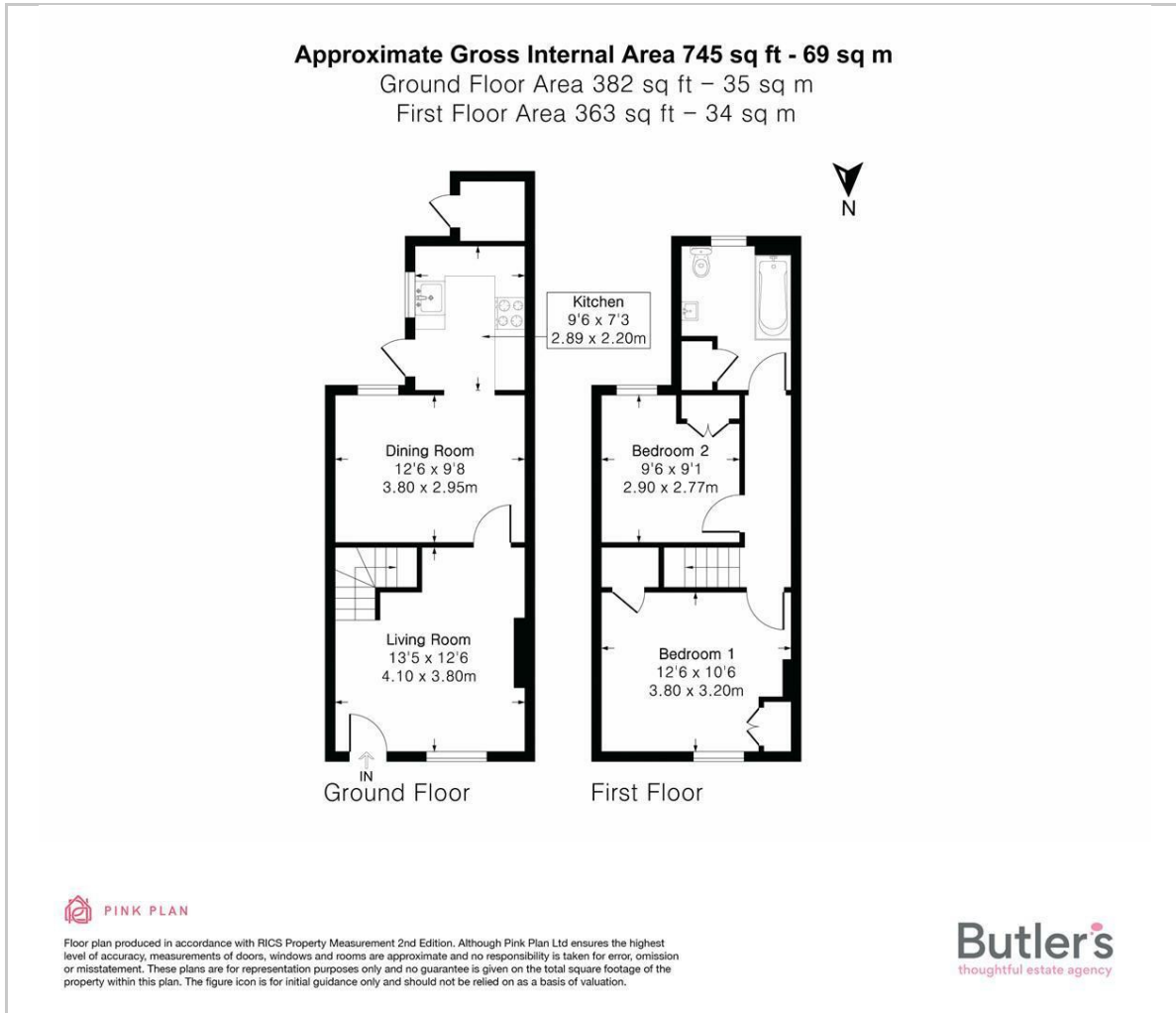
## OUTSIDE

Rear Garden

Outside Boiler House



## Floor Plan



## Viewing

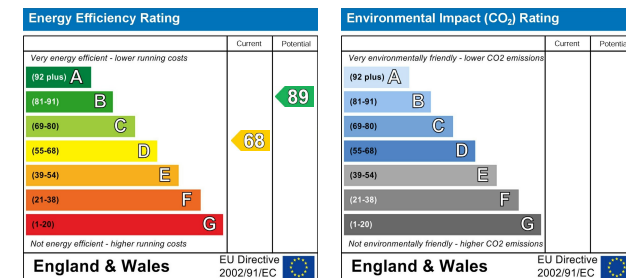
Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS  
 Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.