



HUNTERS[®]
HERE TO GET *you* THERE



Mill Lane, Carshalton

Guide Price £385,000



GUIDE PRICE £385,000 - £400,000 Hunters are delighted to offer this two-bedroom, semi-detached cottage which offers an exciting opportunity for a buyer to refurbish to their own specification. Full of potential, the property features two well-proportioned reception rooms, together with a conservatory providing additional living space and views over the rear garden.

To the rear is an approximate 50ft garden, offering excellent scope for landscaping or further enhancement. The property also benefits from potential to extend into the loft (STPP), making it an ideal prospect for those looking to create a substantial family home.

Perfectly positioned within walking distance of Carshalton Village and just 0.5 miles from Carshalton Station, the property is ideally located for commuters. It also sits within close proximity to a range of well-regarded local schools, making it particularly attractive to families.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



KEY FEATURES

- TWO DOUBLE BEDROOMS
- EXCLUSIVE TO HUNTERS
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM (VIA BEDROOM 2)
- HUGE POTENTIAL FOR IMPROVEMENT
- CLOSE TO CARSHALTON VILLAGE AND PONDS
- NO ONWARD CHAIN





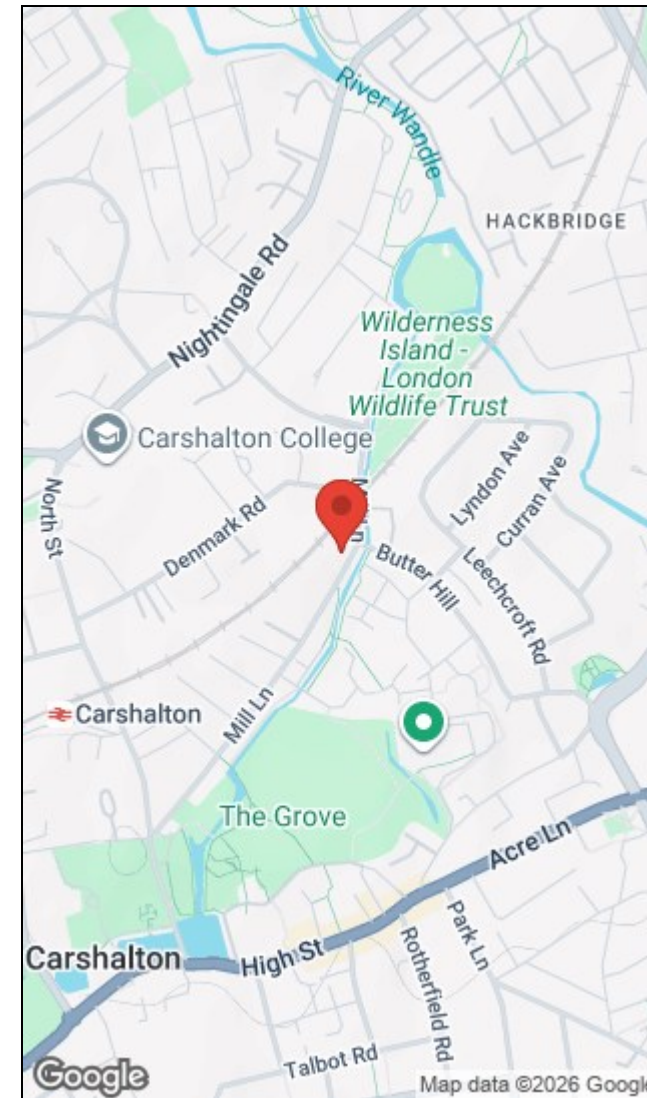


Ground Floor
Approximate Floor Area
455 sq.ft
(42.30 sq.m)

First Floor
Approximate Floor Area
358 sq.ft
(33.24 sq.m)

Approx. Gross Internal Floor Area 813 sq. ft / 75.54 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		74			
	58				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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