



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Mill Lane, Carshalton

## Offers In Excess Of £400,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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



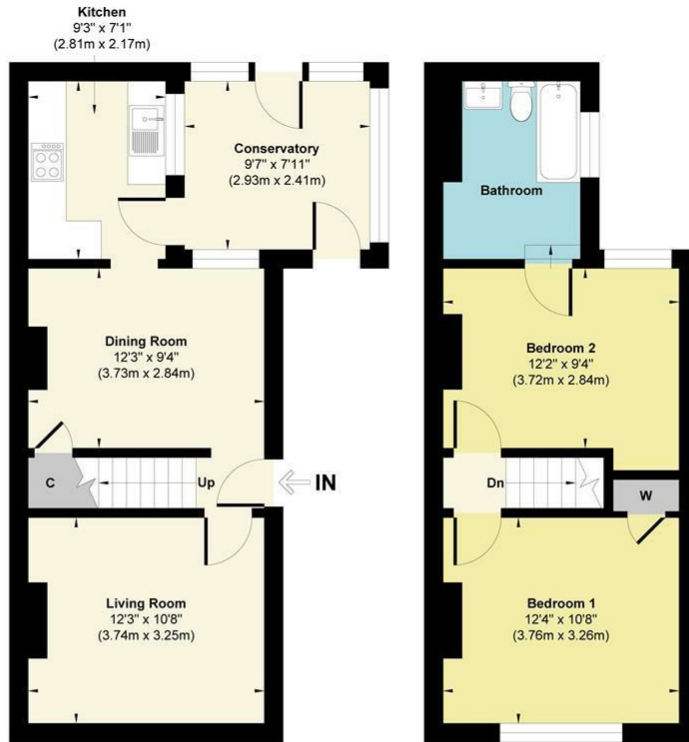


## KEY FEATURES

- 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





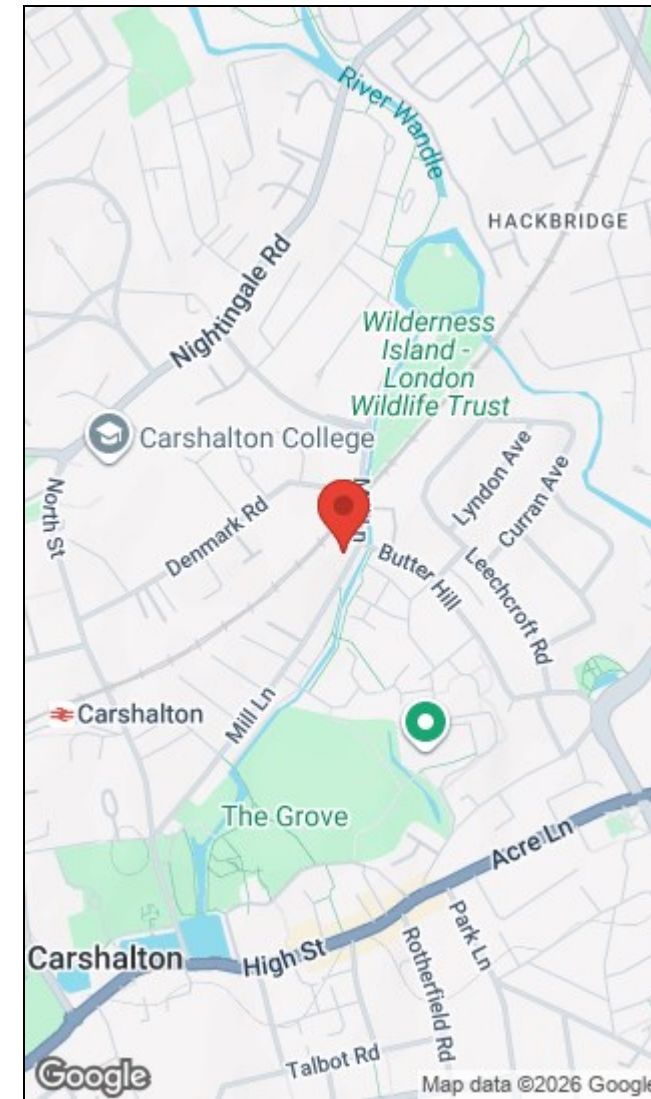


**Ground Floor**  
Approximate Floor Area  
455 sq.ft  
(42.30 sq.m)

**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.  
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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