



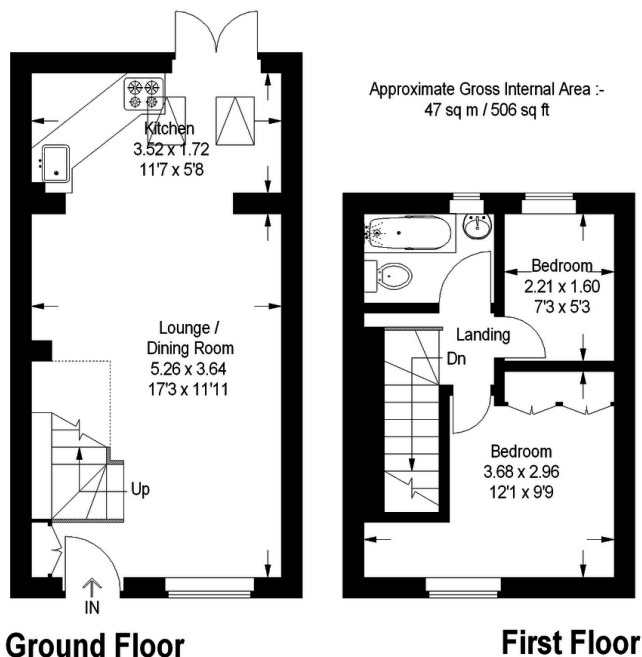
PAUL GRAHAM



1 West Street Lane, Carshalton, SM5 2PY | **Guide Price £389,950**

A beautifully presented 2 bedroom cottage with patio courtyard garden located in one of the areas most popular roads in Carshalton Village. Located on the doorstep of Carshalton station, Grove Park and Carshalton High Street are all a short walk away. No onward chain.

West Street Lane, Carshalton, SM5 2PY



- LOUNGE/DINER** 17' 3" x 11' 11" (5.26m x 3.63m)
- KITCHEN** 11' 7" x 5' 8" (3.53m x 1.73m)
- LANDING**
- BEDROOM 1** 12' 1" x 9' 9" (3.68m x 2.97m)
- BEDROOM 2** 7' 3" x 5' 3" (2.21m x 1.6m)
- BATHROOM**
- GARDEN**

= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
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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		92 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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