



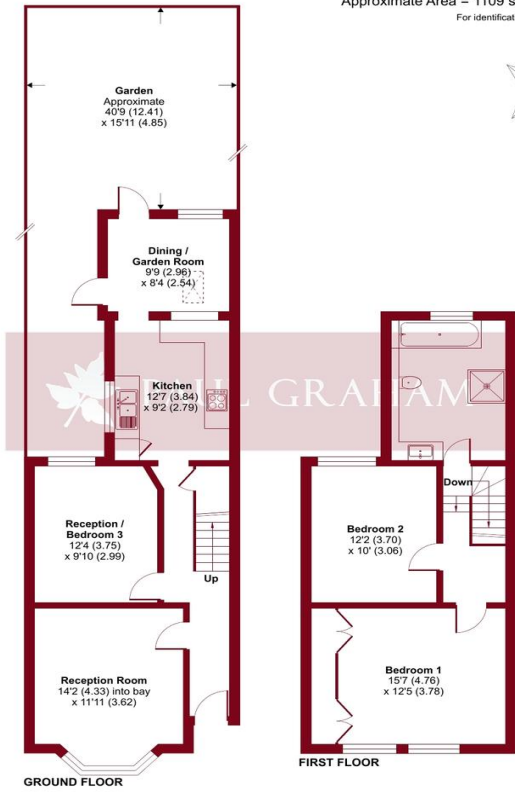
## 34 Mill Lane, Carshalton, SM5 2JY | Guide Price £499,999 Freehold

A bright and spacious 2/3 bedroom home in the heart of Carshalton Village. This attractive, larger style period property is located a short walk from parkland, shops, Carshalton High Street and station. Flexible accommodation is planned over 2 floors and comprises of 2 upstairs bedrooms and a bathroom whilst on the ground floor there are 2 reception rooms one of which can be used as a bedroom if needed, the kitchen, a garden/dining room and access to the garden. Parking to front for a small car and no onward chain. Potential for extension subject to the usual consents.



## Mill Lane, Carshalton, SM5

Approximate Area = 1109 sq ft / 103 sq m  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024.  
Produced for Paul Graham. REF: 1150660

### ENTRANCE HALL

**FRONT RECEPTION ROOM** 14' 2" x 11' 11" (4.32m x 3.63m)

**RECEPTION/BEDROOM 3** 12' 4" x 9' 10" (3.76m x 3m)

**KITCHEN** 12' 7" x 9' 2" (3.84m x 2.79m)

**DINING/GARDEN ROOM** 9' 9" x 8' 4" (2.97m x 2.54m)

### LANDING

**BEDROOM 1** 15' 7" x 12' 5" (4.75m x 3.78m)

**BEDROOM 2** 12' 2" x 10' (3.71m x 3.05m)

### BATHROOM

**GARDEN** 40' 9" x 15' 11" (12.42m x 4.85m) Approx

**SMALL PARKING SPACE TO FRONT**



**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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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