

103 Park Lane, Carshalton, SM5 3DX  
£700,000 Freehold

 PAUL GRAHAM



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## DESCRIPTION

A stunning four bedroom Edwardian semi-detached home presented in excellent condition throughout, positioned on a substantial plot at the sought-after Carshalton Village end of Park Lane. This charming property has been thoughtfully refurbished, blending beautiful original period features with tasteful modern finishes to create a home full of character and warmth. The accommodation extends to approximately 1,351 sq ft and offers a spacious front reception room, a generous family/dining room, separate kitchen and conservatory overlooking the impressive rear garden. Upstairs provides four well-proportioned bedrooms and a family bathroom, with one of the rear bedrooms benefiting from its own private balcony overlooking the garden. Planning permission has been granted (DM2024/01322) for a double storey side extension, loft conversion and rear extension to create two large three-bedroom flats. Given the scale of the approval, this could equally be amended (STPP) to create a substantial, significantly larger family home. The sizeable plot, particularly the wide side space, offers exceptional scope for development subject to the necessary consents.



## ROOMS

### ENTRANCE HALL

**RECEPTION ROOM** 12' 9" x 11' 11" (3.89m x 3.63m)

**KITCHEN** 12' 4" x 10' 2" (3.76m x 3.1m)

### WC

**FAMILY / DINNING ROOM** 16' 9" x 9' 11" (5.11m x 3.02m)

**UTILITY SPACE** 9' 11" x 4' 0" (3.02m x 1.22m)

**CONSERVATORY** 9' 4" x 9' 2" (2.84m x 2.79m)

**GARDEN** 76' 8" x 28' 7" (23.37m x 8.71m)

**BEDROOM 1** 14' 9" x 10' 1" (4.5m x 3.07m)

**BEDROOM 2** 11' 9" x 10' 4" (3.58m x 3.15m)

**BEDROOM 3** 9' 11" x 9' 7" (3.02m x 2.92m)

### BALCONY

**BEDROOM 4** 8' 1" x 6' 5" (2.46m x 1.96m)

### BATHROOM

### OFF-ROAD PARKING

### LARGE PLOT

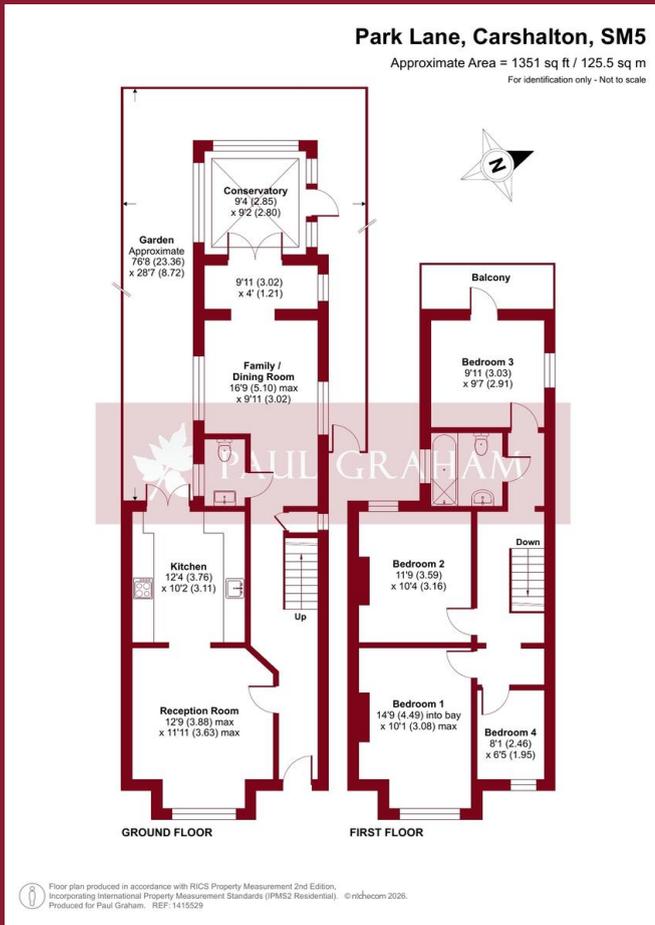
### PLANNING PERMISSION APPROVED



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**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.

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