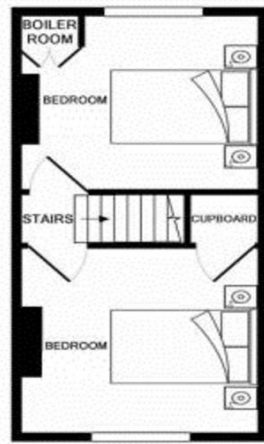
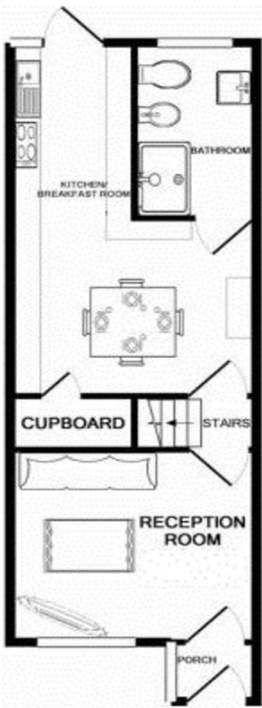




4 Willow Cottages, Watermead Lane, Carshalton, SM5 1HZ | Guide Price £310,000

An attractive 2 bedroom, 2 reception room cottage with a modern kitchen and bathroom. Positioned on a private road and adjacent to the River Wandle. The property is located near Mitcham Junction station, tram links and local amenities. The property also benefits from an entrance porch, large 80ft garden, double glazing and central heating.



1ST FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENTRANCE PORCH

LIVING ROOM 11' 5" x 10' 4" (3.48m x 3.15m)

KITCHEN/BREAKFAST ROOM 19' x 11' 5" (5.79m x 3.48m)

SHOWER ROOM 9' 5" x 5' 8" (2.87m x 1.73m)

LANDING

BEDROOM 1 11' 5" x 10' 4" (3.48m x 3.15m)

BEDROOM 2 11' 5" x 9' 9" (3.48m x 2.97m)

GARDEN 80' (24.38m)



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.

Energy Performance Certificate HM Government

4 Willow Cottages, Watermead Lane, CARSHALTON, S15 1HZ

Dwelling type: Mid-terrace house Reference number: 8276-4829-4829-4317-5982
 Date of assessment: 13 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 November 2018 Total floor area: 59 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 1,452
Over 3 years you could save		£ 348

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 126 over 3 years	You could save £ 348 over 3 years
Heating	£ 954 over 3 years	£ 798 over 3 years	
Hot Water	£ 297 over 3 years	£ 171 over 3 years	
Totals	£ 1,452	£ 1,104	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is based on E rating (65). The EPC rating shown here is based on standard assumptions about necessary and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 152
2 Low energy lighting for all fixed outlets	£20	£ 60
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 99

See page 3 for a full list of recommendations for this property.

For more information about the Environmental Reporting and Energy Efficiency you could take today to save money, visit www.gov.uk/energy-graphs-calculator or call 0300 123 2324 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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