







58 Mill Lane, Carshalton, SM5 2JS

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Offers over £500,000

Cromwells
ESTATE AGENTS

58 Mill Lane

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NO ONWARD CHAIN Cromwells Wallington are delighted to offer this delightful end terrace house presenting an excellent opportunity for families and first-time buyers alike. The property boasts an inviting open plan lounge and dining area, perfect for both relaxation and entertaining guests.

The residence features three good sized bedrooms, providing ample space for family living or accommodating guests. Additionally, the convenience of a downstairs WC enhances the practicality of the home, making daily routines more manageable.

One of the standout features of this property is the expansive 100-foot rear garden, offering a serene outdoor space for gardening enthusiasts or a safe play area for children. This garden is a blank canvas, ready for your personal touch, whether you envision a tranquil retreat or a vibrant family space.

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchasing process. With its prime location and well-thought-out layout, this end terrace house on Mill Lane is a wonderful opportunity not to be missed.

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.

Accommodation
Obscure part glazed wooden front door to..

Lounge/diner
UPVC double glazed bay window to front aspect and window to rear, oak flooring, two double panel radiators, cupboard housing fuse board, wall mounted digital thermostat.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink, inlaid gas hob with extractor fan above and oven/grill below, space for fridge and freezer, space and plumbing for dishwasher, tiled flooring, part tiled walls, UPVC double glazed window to side aspect.

Utility area
Wall mounted “Worcester” boiler with worktop below and space and plumbing for washing machine, quarry tiled flooring, door leading to garden.

Downstairs WC
Consisting of pull chain flush WC and wash hand basin























with chrome tap, quarry tiled flooring, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing
Loft access

Bedroom one
UPVC double glazed window to front aspect, double panel radiator.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled effect flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden (Westerly aspect)
Approximately 100ft
Paved patio area and footpath leading to rear, mainly laid to lawn with shrubs bordering, gated side access, outside tap, fence enclosed.

Measurements:
Lounge/diner 24‘5“ X 12‘1“

Kitchen 9‘11“ X 7‘11“

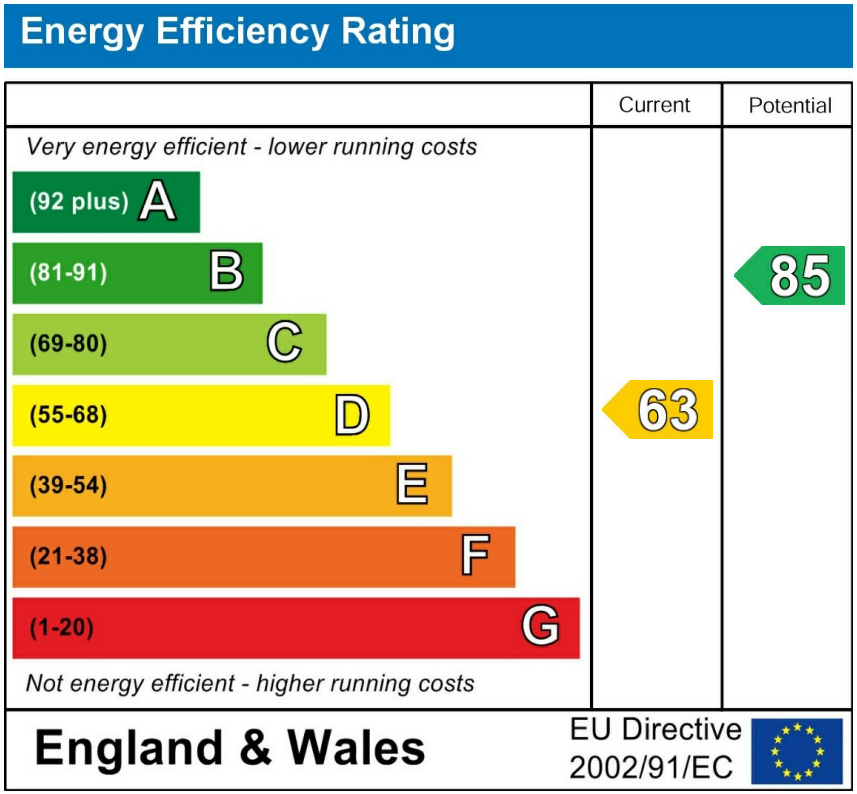
Bedroom one 12‘3“ X 9‘8“

Bedroom two 10‘0“ X 7‘8”

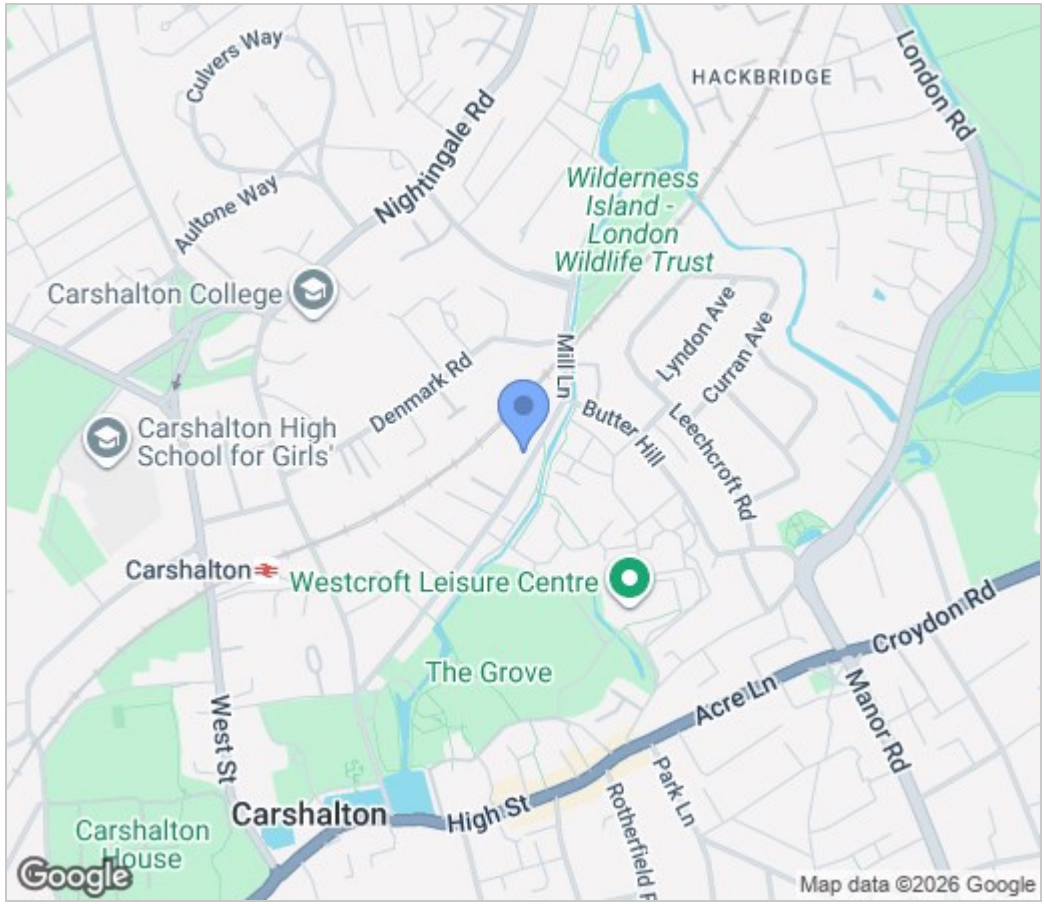
Bedroom three 8‘11“ X 8‘0”

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Energy Efficiency Graph



Area Map



Viewing

Please contact our Cromwells Office on 0208 647 4422
if you wish to arrange a viewing appointment for this property or require further information.

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