





72 Mill Lane

Carshalton, SM5 2JS

Price Guide £425,000

Silverman Black is delighted to offer this characterful two bedroom semi detached Victorian cottage located right in the heart of Carshalton Village. The property does, in truth, require a programme of updating and refurbishment, but should be viewed as a "blank canvass" for the new owners to create a wonderful new home for themselves! The property affords two well proportioned reception rooms on ground floor with a generous kitchen and a rather "quirky" conservatory - whilst upstairs there are two double bedrooms with the bathroom accessed the rear room, although it would be possible to arrange independent access with limited investment. Externally, the rear garden extends around 50 ft in length, with much of the area laid to patio for ease of maintenance. The property is double glazed and has gas central heating to radiators (not tested), whilst also affording potential for extension into the loft or to the side (formalising the conservatory) - one of these projects likely to be able to be conducted under the current permitted development regulations. In terms of local facilities, The Grove - reputed to be the finest remaining example of a Victorian urban park in London - the River Wandle and The Westcroft Leisure Centre are all pretty much within sight of the house! Carshalton BR station is located almost opposite the far end of Mill Lane (10 minutes walk/0.5 miles) - and affords frequent fast trains into Clapham Junction and London Victoria. The whole Borough is extremely well served with fantastic educational facilities - with 5 Grammar Schools within a 3 mile radius, and a number of exceptional State, Private and Independent schools all located within 15 minutes walk. So - although this property will require an investment of time, money and "love" - the "bones of the property" are good and we feel this will make someone a fabulous home in the future. The property is empty, we have keys - so call today to book your appointment.



- A charming and characterful two bedroom Victorian cottage located right in the heart of Carshalton,
- A blank canvass requiring a programme of refurbishment and updating - but priced accordingly!
- Accommodation comprises two reception rooms, kitchen, & conservatory on the ground floor, with two bedrooms and the bathroom upstairs
- Mature 50 ft rear garden - mainly laid to patio for ease of maintenance
- Potential for extension either into the loft or to formalise the conservatory - with one project available under current permitted development regulations
- Freehold, Council Tax Band "D"; Epc rating "D" (58/74)
- 0.5 miles/10 minutes walk to Carshalton BR station - affording frequent fast trains into London Victoria via Clapham Junction
- 0.2 miles/5 minutes walk to The Grove, the River Wandle and The Westcroft Leisure Centre; 0.25 miles walk to the shops bars and restaurants of Carshalton Village
- Fantastic educational facilities are located all over the Borough including 5 Grammar Schools and a number of exceptional primary and secondary schools
- Call today to book your appointment to view

