

24 West Street, Carshalton, SM5 2QG
£575,000 Freehold



PAUL GRAHAM

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DESCRIPTION

An attractive and deceptively spacious 3/4 bedroom Georgian cottage in the heart of Carshalton Village. Built circa 1740 and grade 2 listed, the property offers a wealth of character whilst also being highly convenient for Carshalton station, reputable schools, Grove Park and the High Street.

Carshalton Village is visually picturesque. At its centre, it has two adjoining ponds, which are overlooked by the Grade II listed All Saints Church on the south side and the Victorian Grove Park on the north side. The Grade II listed Honeywood Museum sits on the westside, a few yards from the water. There are a number of other listed buildings, as well as three conservation areas, including one in the village. In addition to Honeywood Museum, there are several other cultural features in Carshalton, including the Charles Cryer Theatre and an art gallery in Oaks Park. It is also home to the Sutton Ecology Centre, and every year an environmental fair is held in Carshalton Park to the south of the village.



ROOMS

OPEN PLAN LOUNGE/DINING ROOM

LOUNGE AREA 16' 0" x 10' 5" (4.88m x 3.18m)

Max plus bay

DINING AREA 14' 9" x 12' 9" (4.5m x 3.89m)

KITCHEN/BREAKFAST ROOM 13' 5" x 9' 10" (4.09m x 3m)



DOWNSTAIRS W/C

ENTRANCE HALL 10' 2" x 6' 6" (3.1m x 1.98m)

BEDROOM 4/RECEPTION ROOM 13' 8" x 9' 9" (4.17m x 2.97m)



LANDING

BEDROOM 1 13' 0" x 12' 0" (3.96m x 3.66m)

BEDROOM 2 9' 6" x 8' 1" (2.9m x 2.46m)

BEDROOM 3 11' 3" x 7' 0" (3.43m x 2.13m)

FAMILY BATHROOM

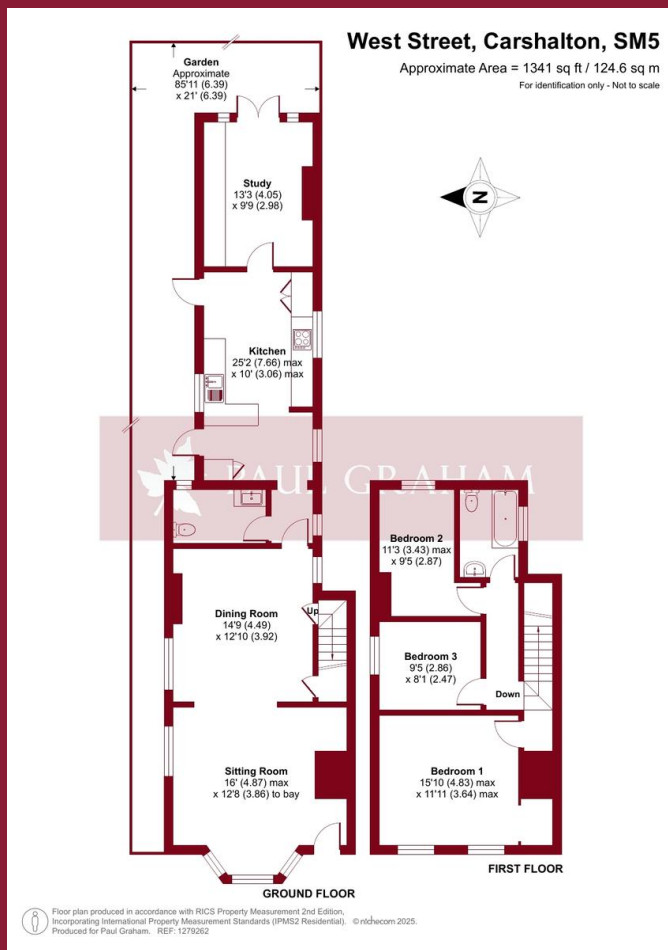
GARDEN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 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.

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk