



2 Mill Close, Carshalton, SM5 2NE | Guide Price £469,950

An attractive 3 bedroom semi detached house with a large garage to rear and situated in a popular no through road close to schools and mainline stations.



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ. FT.
(39.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 769 SQ. FT.
(71.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1190 SQ. FT. (110.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

ENTRANCE HALL

LIVING ROOM 19' x 11' 6" (5.79m x 3.51m)

DINING ROOM 7' 9" x 7' 3" (2.36m x 2.21m)

KITCHEN 11' 7" x 9' 5" (3.53m x 2.87m)

LANDING

BEDROOM 1 16' 2" x 11' 6" (4.93m x 3.51m)

BEDROOM 2 11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM 3 7' 6" x 6' 8" (2.29m x 2.03m)

BATHROOM

GARDEN 65' x 24' (19.81m x 7.32m)

GARAGE TO REAR 24' x 14' (7.32m x 4.27m)



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

Mil Class, CARSHALTON, SM5 3HE

Dwelling type: Semi-detached house Reference number: 8503-1845-8029-5927-1733
 Date of assessment: 24 March 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 24 March 2017 Total floor area: 79 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:	£ 2,799
Over 3 years you could save:	£ 1,248

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 213 over 3 years	£ 158 over 3 years	You could save £ 1,248 over 3 years
Heating £ 2,271 over 3 years	£ 1,182 over 3 years	
Hot Water £ 315 over 3 years	£ 213 over 3 years	
Totals £ 2,799	£ 1,554	

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 band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower heating costs	Current	Potential	Very energy efficient - higher heating costs
(91-100) A+		You could save £ 1,248 over 3 years	(1-10) G
(81-90) A			
(71-80) B			
(61-70) C			
(51-60) D			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 855	
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 126	
3. Low energy lighting for all fixed outlets	£15	£ 45	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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