



PAUL GRAHAM



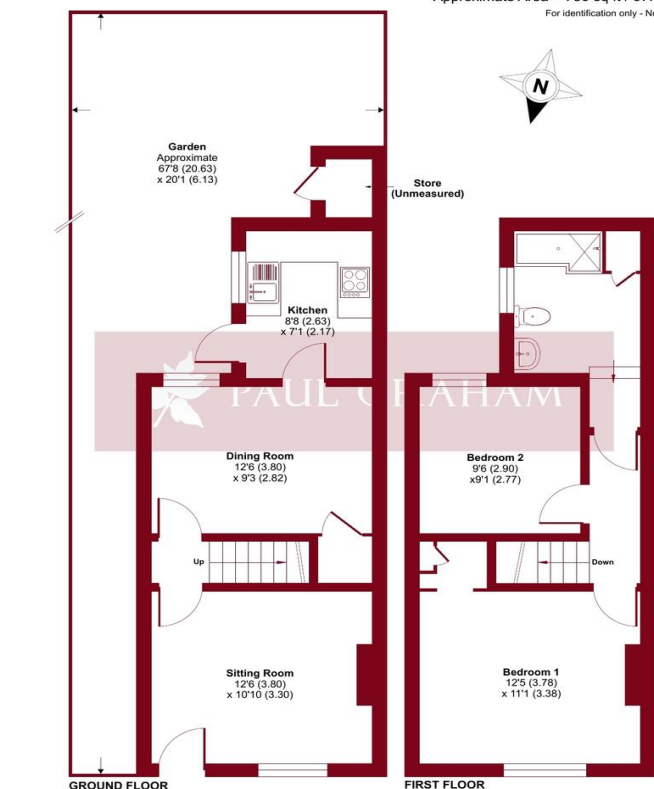
## 16 West Street Lane, Carshalton, SM5 2PY | **Guide Price £475,000 Freehold**

A charming two-bedroom end of terrace cottage located on the ever-popular West Street Lane in the heart of Carshalton Village. Built in the Victorian era, this attractive home has been thoughtfully maintained and beautifully presented throughout. It features two reception rooms, a stylish kitchen, and a spacious upstairs bathroom, making it a perfect blend of period charm and modern living. One of the standout features is the delightful walled garden, benefitting from a sunny southerly aspect ideal for outdoor entertaining or a peaceful morning coffee. With its excellent condition throughout and rarely available setting, this characterful home offers an exciting opportunity for village living.



# West Street Lane, Carshalton, SM5

Approximate Area = 730 sq ft / 67.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1309293

**SITTING ROOM 12' 6" x 10' 10" (3.81m x 3.3m)**

**DINING ROOM 12' 6" x 9' 3" (3.81m x 2.82m)**

**KITCHEN 8' 8" x 7' 1" (2.64m x 2.16m)**

**GARDEN 67' 8" x 20' 1" (20.62m x 6.12m)**

**STORE**

**LANDING**

**BEDROOM 1 12' 5" x 11' 1" (3.78m x 3.38m)**

**BEDROOM 2 9' 6" x 9' 1" (2.9m x 2.77m)**

**BATHROOM**

**END OF TERRACE**



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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