

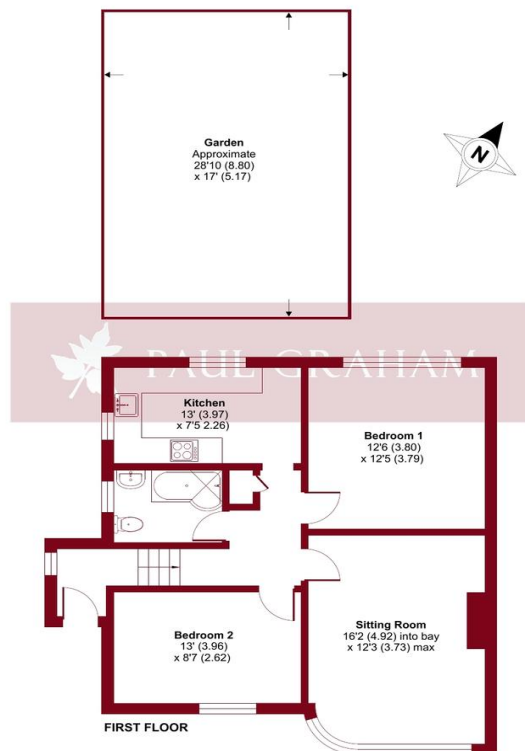


2 Tylers Path, Carshalton, SM5 2JB | **Guide Price £350,000 Leasehold**

Set within the peaceful cul-de-sac of Tylers Path, this rarely available first floor maisonette offers two double bedrooms and stylish living throughout. The property has been beautifully maintained, with a bright lounge/diner, modern kitchen and bathroom, it also boasts a large loft, ideal for storage or with potential to create an additional room (STPP). Ideally positioned in the heart of Carshalton Village, residents can enjoy both the tranquillity of a tucked-away location and the convenience of nearby shops, cafés and excellent transport links.

Tylers Path, Carshalton, SM5

Approximate Area = 724 sq ft / 67.2 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: 1343021

ENTRANCE HALL

SITTING ROOM 16' 2" x 12' 3" (4.93m x 3.73m)

KITCHEN 13' 0" x 7' 5" (3.96m x 2.26m)

BEDROOM 1 12' 6" x 12' 5" (3.81m x 3.78m)

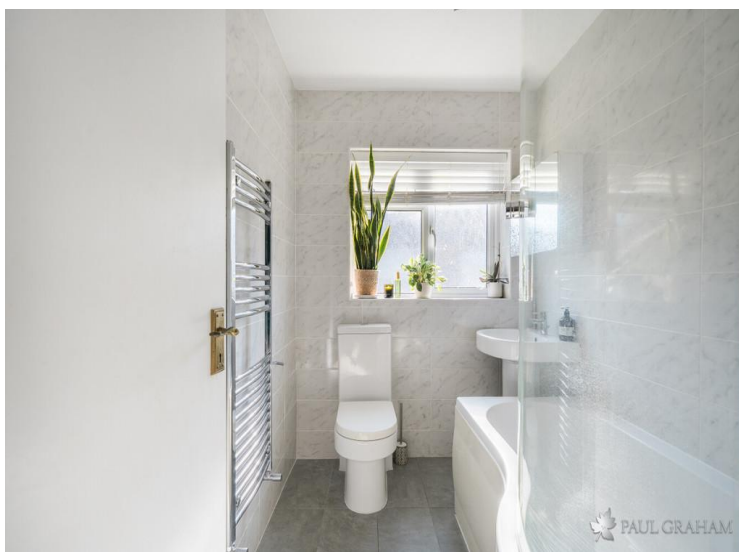
BEDROOM 2 13' 0" x 8' 7" (3.96m x 2.62m)

BATHROOM

GARDEN 28' 10" x 17' 0" (8.79m x 5.18m)

LOFT

NO SERVICE CHARGE



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		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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