

4 Mill Close, Carshalton, SM5 2NE
£750,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This superbly finished and fully extended five-bedroom semi-detached family home is set on a substantial corner plot within a quiet cul-de-sac, offering spacious and versatile accommodation throughout. The property has been thoughtfully extended to the rear, side and loft, creating a fantastic layout for modern family living. The ground floor features a bright and impressive open-plan kitchen, dining and living space with underfloor heating, alongside a separate reception room, a generous utility room and a convenient WC. The home is presented in excellent condition throughout with modern kitchen and bathroom fittings. Upstairs, the property offers four well-proportioned double bedrooms and a further bedroom currently used as a study, along with stylish family bathroom facilities. The top floor provides an additional spacious bedroom with its own bathroom. Externally, the property benefits from a particularly large rear and side garden thanks to its corner plot position, as well as off-road parking. A standout feature is the detached self-contained annexe, which offers flexible accommodation with its own kitchen, reception space, bedroom area and bathroom, making it ideal for extended family, guests or potential home working space. The property is offered to the market with no onward chain.



ROOMS

ENTRANCE HALL

RECEPTION ROOM 20' 1" x 11' 2" (6.12m x 3.4m)

KITCHEN/DINING ROOM 25' 5" x 18' 7" (7.75m x 5.66m)

UTILITY ROOM & WC 10' 9" x 7' 10" (3.28m x 2.39m)

BEDROOM 1 17' 0" x 11' 7" (5.18m x 3.53m)

BATHROOM

BEDROOM 2 15' 10" x 9' 3" (4.83m x 2.82m)

BEDROOM 3 12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM 4 11' 10" x 11' 2" (3.61m x 3.4m)

BEDROOM 5 7' 3" x 5' 5" (2.21m x 1.65m)

BATHROOM

GARDEN 50' 2" x 47' 8" (15.29m x 14.53m)

ANNEXE KITCHEN 11' 1" x 6' 8" (3.38m x 2.03m)

ANNEXE RECEPTION ROOM 12' 9" x 11' 0" (3.89m x 3.35m)

ANNEXE BEDROOM 16' 1" x 9' 11" (4.9m x 3.02m)

ANNEXE STUDY/BEDROOM 12' 5" x 9' 11" (3.78m x 3.02m)

ANNEXE BATHROOM

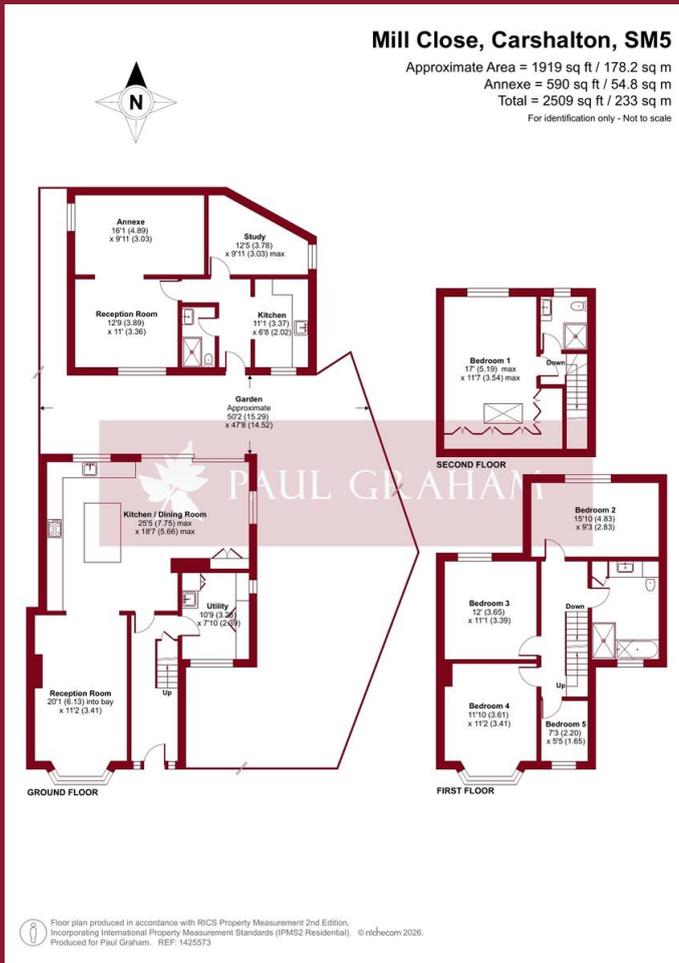
NO ONWARD CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	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.

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