

# Butler's

thoughtful estate agency



## West Street Lane Carshalton, SM5 2PY

GUIDE PRICE £475,000 - £485,000 SIMPLY STUNNING! Nestled in a pretty, bunting-clad street in the heart of Carshalton Village, this handsome period home dates back from circa 1856 and has so much to offer, both inside and out. Firstly, we have to talk location. West Street Lane will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Good transport links also provide quick access into the City in under an hour. Despite all of this, sitting in your cottage-style, southerly-facing rear garden, you'd be forgiven for thinking you were on holiday - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Inside your home, you'll appreciate the abundance of period features and charm that still remain, with the house having been lovingly cared for from top to bottom meaning you can just unpack your bags and start to enjoy living in this beautiful property straight away. Work from home? We have great news for you. The layout of the ground floor offers a huge amount of versatility, with a beautiful lounge and separate dining room. You can keep productive in your own personal space to give you that work/life balance or snuggle up on the sofa with loved ones, even holding those dinner parties in the kitchen/diner you've been dreaming of for some time now. If we're on the money with the latter, the aforementioned kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Upstairs, this house also doesn't let you down, as there are two double bedrooms, both with fitted wardrobes (Sharps in the master). The bathroom has been sympathetically done and also incredibly spacious. So, with the property also boasting no onward chain, this really is a rare opportunity to own what is a truly exemplary and one-off house, in an unmatched location in this price range!

Guide price £475,000

# West Street Lane

## Carshalton, SM5 2PY



- GUIDE PRICE £475,000 - £485,000
- Beautiful 2 bedroom period home
- NO ONWARD CHAIN
- Built circa 1856 with a wealth of features remaining
- Desirable Carshalton Village Location
- Recently re-rendered rear wall using insulating material
- Gorgeous cottage-style garden
- Separate living & dining rooms
- Located in a quiet & pretty non-cut through road
- Close to excellent transport links, schooling & amenities

### GROUND FLOOR

#### Living Room

13'5 x 12'6 (4.09m x 3.81m)

#### Dining Room

12'6 x 9'8 (3.81m x 2.95m)

#### Kitchen

9'6 x 7'3 (2.90m x 2.21m)

### FIRST FLOOR

#### Landing

#### Bedroom

12'6 x 10'6 (3.81m x 3.20m)

#### Bedroom

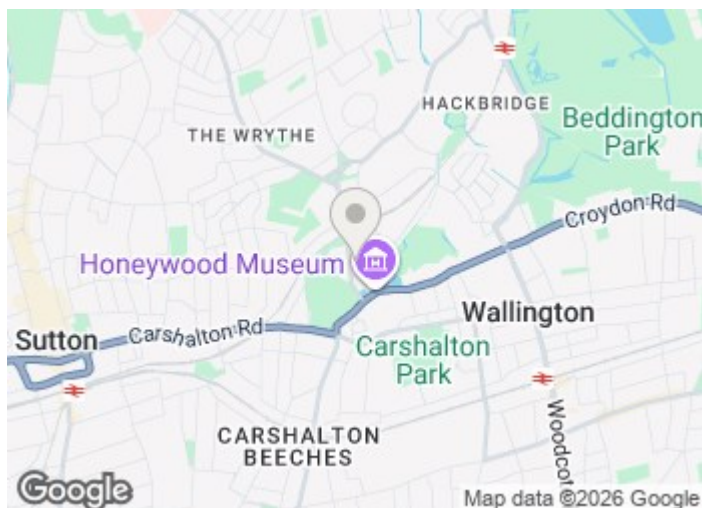
9'6 x 9'1 (2.90m x 2.77m)

#### Bathroom

### OUTSIDE

#### Rear Garden

#### Outside Boiler House

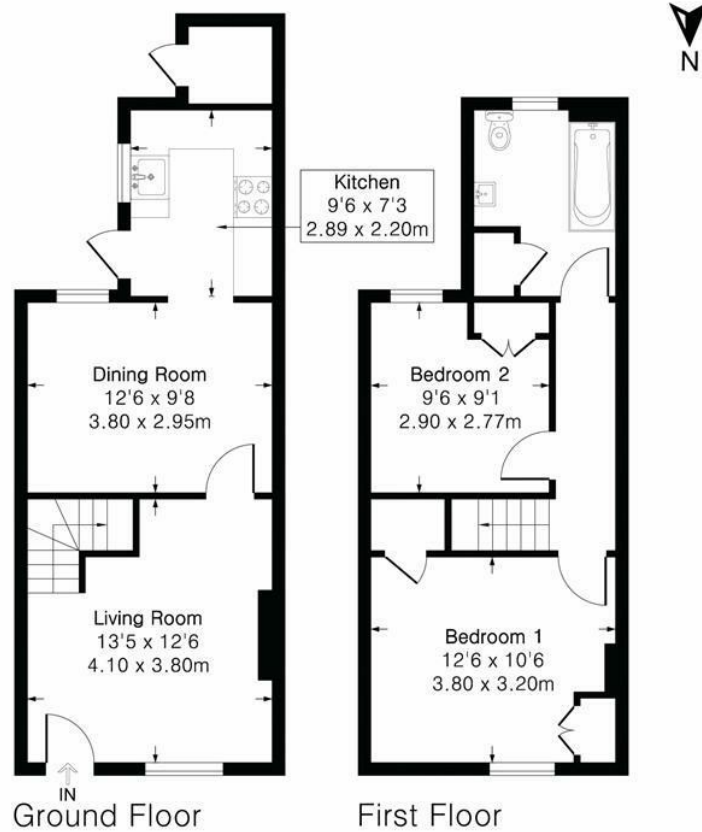


[Directions](#)



# Floor Plan

**Approximate Gross Internal Area 745 sq ft - 69 sq m**  
 Ground Floor Area 382 sq ft – 35 sq m  
 First Floor Area 363 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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