

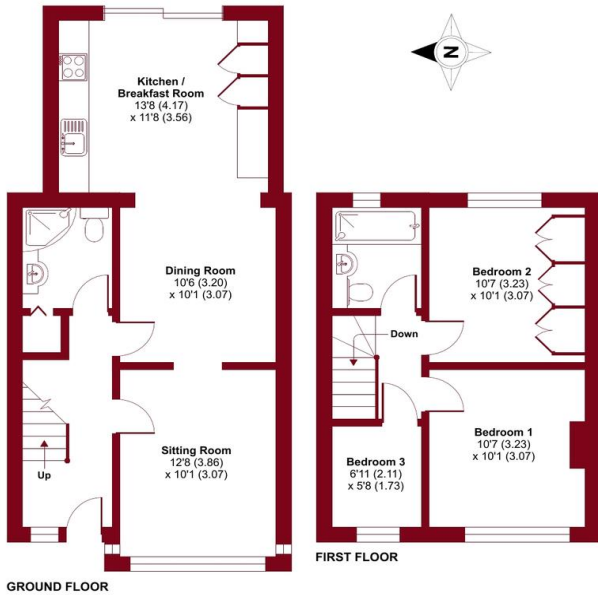


94 Green Wrythe Lane, Carshalton, SM5 2DR | **Guide Price £500,000 Freehold**

This charming 3-bedroom terraced house offers a wonderful blend of modern living and traditional features. The property has been thoughtfully extended to provide a spacious kitchen diner and a convenient downstairs shower room. The open-plan kitchen leads seamlessly to the raised decking area, overlooking a large rear garden that boasts an outbuilding and an additional garden area behind it. Upstairs, the property comprises three well-proportioned bedrooms and a stylish family bathroom. With its ample living space and desirable features, this house provides a comfortable and versatile home for any discerning buyer.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 907 sq ft / 84.3 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2023. Produced for Paul Graham. REF: 1000439



ENTRANCE HALL

SITTING ROOM 12' 8" x 10' 1" (3.86m x 3.07m)

DINING ROOM 10' 6" x 10' 1" (3.2m x 3.07m)

KITCHEN/BREAKFAST ROOM 13' 8" x 11' 8" (4.17m x 3.56m)

SHOWER ROOM

GARDEN 150' 0" (45.72m) Approx Length

BEDROOM 1 10' 7" x 10' 1" (3.23m x 3.07m)

BEDROOM 2 10' 7" x 10' 1" (3.23m x 3.07m)

BEDROOM 3 6' 11" x 5' 8" (2.11m x 1.73m)

BATHROOM

OFF ROAD PARKING

OUTBUILDING



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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk