



20 Wrythe Lane, Carshalton, SM5 2RN | **Guide Price £295,000 Leasehold**

A superb ground floor two bedroom maisonette offered to the market with no onward chain. The property comprises of lounge/dining room, a fitted kitchen & new modern bathroom, two well-sided bedrooms, front & rear garden and a private rear garage. The property is well located within close proximity of Carshalton main line station for transport and the high street known for its wide array of shops, cafe's and pubs.

**PORCH**

**ENTRANCE HALL**

**KITCHEN 6' 0" x 7' 0" (1.83m x 2.13m)**

**RECEPTION ROOM 12' 0" x 10' 4" (3.66m x 3.15m)**

**BEDROOM 1 10' 10" x 10' 4" (3.3m x 3.15m)**

**BEDROOM 2 9' 6" x 8' 10" (2.9m x 2.69m)**

**BATHROOM 5' 5" x 5' 4" (1.65m x 1.63m)**

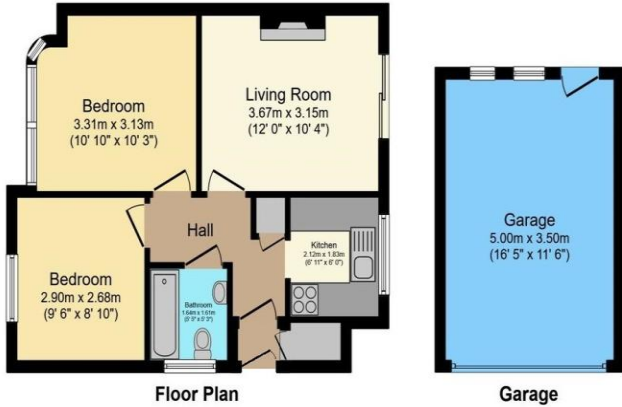
**GARAGE 17' 7" x 12' 5" (5.36m x 3.78m)**

**GARDEN 45' 0" x 12' 0" (13.72m x 3.66m)**

**To Garage**

**NEW LEASE 173 YEARS REMAINING**

**NO ONWARD CHAIN**



Total floor area 61.0 sq. m. (657 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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