



PAUL GRAHAM

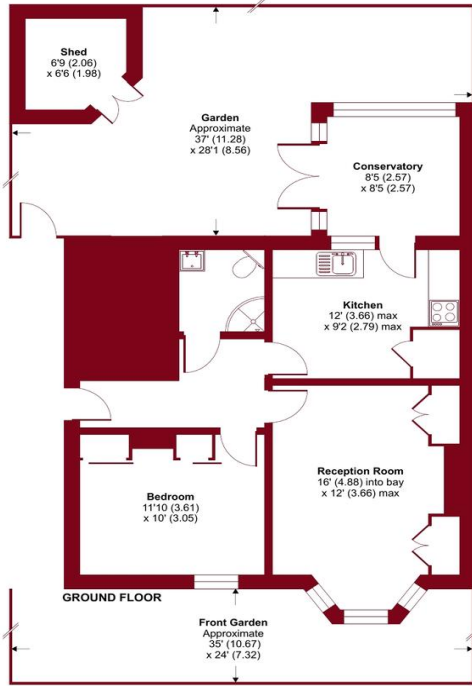


255 Green Wrythe Lane, Carshalton, SM5 2SN | **Guide Price £230,000 Leasehold**

This superb 1 bedroom ground floor maisonette in Carshalton is a gem that would make an ideal home for a first-time buyer. The property is in good condition throughout, offering a bright and welcoming living space, a modern fitted kitchen, a small conservatory and a spacious bedroom with ample storage. However, the real standout is the enchanting private rear garden, providing a serene outdoor retreat right at your doorstep. This property also comes with the added benefit of no onward chain.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 598 sq ft / 55.6 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 636 sq ft / 59.1 sq m
 For identification only - Not to scale



FRONT GARDEN

ENTRANCE HALL

RECEPTION ROOM 16' 0" x 12' 0" (4.88m x 3.66m)

KITCHEN 12' 0" x 9' 2" (3.66m x 2.79m)

CONSERVATORY 8' 5" x 8' 5" (2.57m x 2.57m)

SHOWER ROOM

GARDEN 37' 0" x 28' 1" (11.28m x 8.56m)

SHED 6' 9" x 6' 6" (2.06m x 1.98m)

NO ONWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2023. Produced for Paul Graham. REF: 1023077



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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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