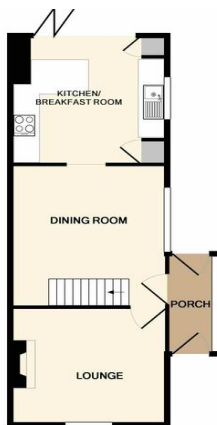




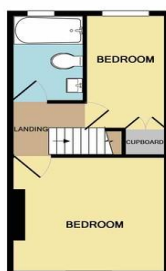
## 1 Waterloo Place , Wrythe Green Road, Carshalton, SM5 2QZ | **Guide Price £435,000**

An attractive and beautifully presented 2 bedroom semi detached cottage within walking distance of Carshalton station and High Street. The property has been improved by the current owners and features include a modern kitchen/breakfast room, an upstairs bathroom, a sunny garden and a log burner in the lounge. Reputable schools, open spaces, bus routes and shops are all within walking distance whilst the larger towns of Sutton and Wallington are also easily accessible.





GROUND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62017

## ENTRANCE PORCH

**LOUNGE** 11' 9" x 10' 7" (3.58m x 3.23m)

**DINING ROOM** 13' 1" x 11' 6" (3.99m x 3.51m)

**KITCHEN/BREAKFAST ROOM** 12' 6" x 11' 4" (3.81m x 3.45m)

## LANDING

**BEDROOM 1** 11' 9" x 10' 9" (3.58m x 3.28m)

**BEDROOM 2** 10' 6" x 6' 2" (3.2m x 1.88m)

## BATHROOM

## GARDENS FRONT & REAR



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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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