



32a Wrythe Lane, Carshalton, SM5 2RN | **Guide Price £300,000 Leasehold**

This superb 2 bedroom first floor maisonette offers a perfect blend of modern living and comfort. The property features a spacious and bright living room, ideal for relaxation and entertaining. The modern kitchen and bathroom are both stylishly appointed, ensuring convenience and ease. Additional highlights include a private rear garden, providing a serene outdoor space, and a garage for secure parking. The maisonette also benefits from use of the loft, offering extra storage options.

Wrythe Lane, Carshalton, SM5

Approximate Area = 470 sq ft / 43.6 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 605 sq ft / 56.1 sq m

For identification only - Not to scale

ENTRANCE HALL

SITTING ROOM 13' 6" x 10' 4" (4.11m x 3.15m)

KITCHEN 7' 2" x 6' 1" (2.18m x 1.85m)

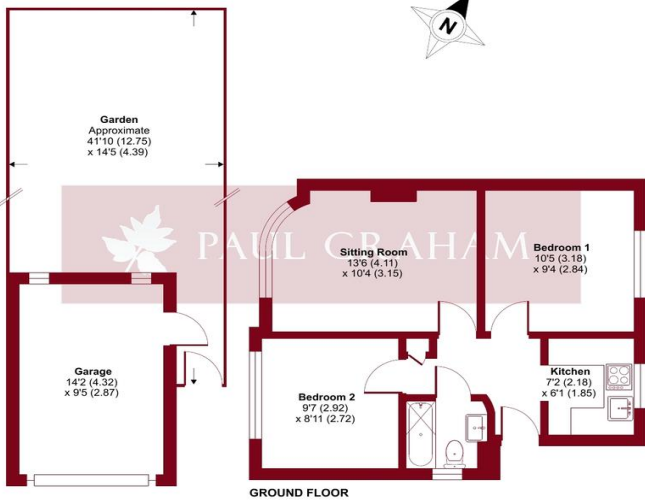
BEDROOM 1 10' 5" x 9' 4" (3.18m x 2.84m)

BEDROOM 2 9' 7" x 8' 11" (2.92m x 2.72m)

BATHROOM

GARDEN

103 YEARS REMAINING ON LEASE



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2024. Produced for Paul Graham. REF: 1151613



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	70 C	77 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