

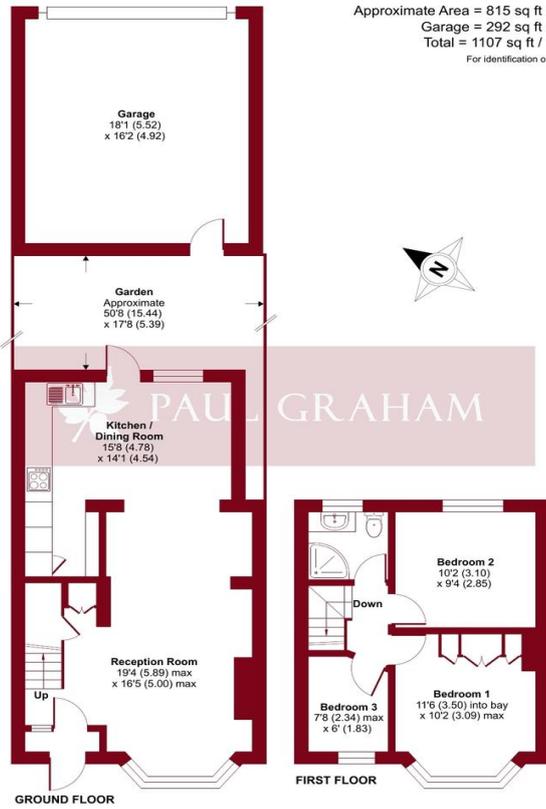


310 Green Wrythe Lane, Carshalton, SM5 1TS | **Guide Price £500,000 Freehold**

An extended three-bedroom family home presented in excellent condition throughout, offering generous living space, a beautifully landscaped rear garden, off-street parking, and a substantial double garage to the rear. Ideally positioned in Carshalton within walking distance of transport links, well-regarded schools and local amenities, this impressive home is perfectly suited to growing families seeking both space and convenience.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 815 sq ft / 75.7 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 1107 sq ft / 102.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1421456. © nichecom 2026.



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

PORCH

RECEPTION ROOM 19' 4" x 16' 5" (5.89m x 5m)

KITCHEN/DINING ROOM 15' 8" x 14' 1" (4.78m x 4.29m)

GARDEN 50' 8" x 17' 8" (15.44m x 5.38m)

GARAGE 18' 1" x 16' 2" (5.51m x 4.93m)

BEDROOM 1 11' 6" x 10' 2" (3.51m x 3.1m)

BEDROOM 2 10' 2" x 9' 4" (3.1m x 2.84m)

BEDROOM 3 7' 8" x 6' 0" (2.34m x 1.83m)

BATHROOM

OFF-ROAD PARKING

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