



Cromwells

Green Wrythe Lane, Carshalton, Surrey, SM5 2DR
Guide Price £425,000

A beautifully maintained Two bedroom Semi Detached house, located on this sought after road in Carshalton, within easy reach of local shops and amenities at the Wrythe. Local bus routes are also nearby, making the commute into Morden tube station (start of the Northern line) easy, as well as Carshalton train station within minutes walk with excellent services into London.



- *15'9 Kitchen/Dining Room + Conservatory**
- *NO CHAIN**
- *Utility area & Ground Floor WC**
- *Extremely Large rear garden & Driveway for off street parking**

Enclosed Entrance Porch

Door leading to:

Entrance Hall

Door leading to:

Living Room - 12' 10" x 12' 2" (3.91m x 3.71m)

Front aspect. Fireplace. Leading through to Kitchen/Dining Room

Kitchen/Dining Room - 15' 9" x 9' 0" (4.80m x 2.74m)

Rear aspect. Storage cupboard, doors to conservatory and door to lean to/utility area.

Conservatory - 11' 10" x 11' 0" (3.60m x 3.35m)

Door out to garden

Lean to/Utility - 21' 6" x 3' 9" (6.55m x 1.14m)

Ground floor WC, front access and kitchen/dining room access



Stairs to first floor landing

Doors to:

Bedroom 1 - 15' 11" x 9' 1" (4.85m x 2.77m)

Front aspect, range of fitted wardrobe cupboards

Bedroom 2 - 12' 2" x 9' 2" (3.71m x 2.79m)

Rear aspect, range of fitted wardrobe cupboards

Bathroom - 9' 0" x 6' 7" (2.74m x 2.01m)

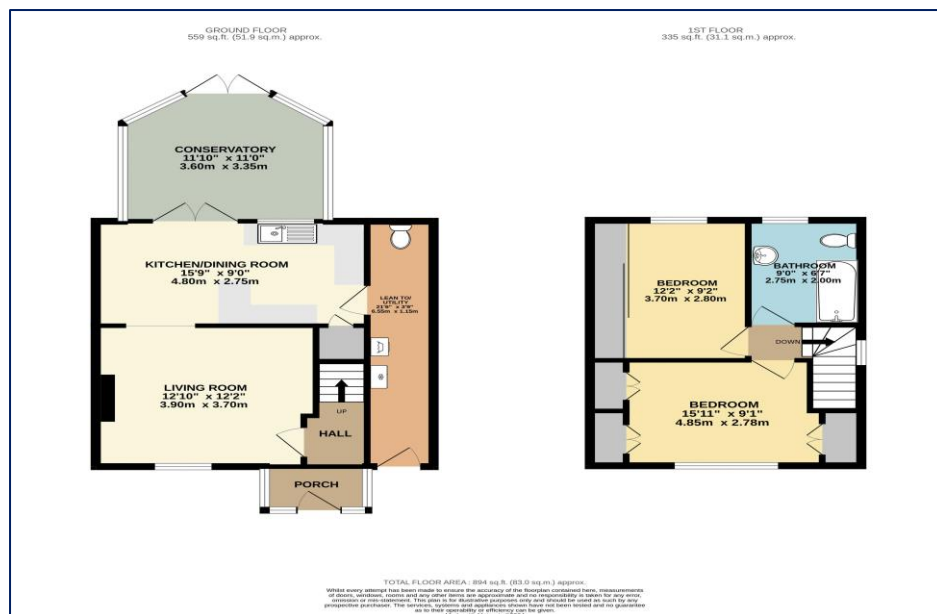
Rear aspect

Outside

Large Rear Garden

Driveway to Front for Off Street Parking





Council Tax - D Local Authority: London Borough of Sutton Tenure - Freehold



**95 Banstead Road
Carshalton
Surrey
SM5 3NP**



020 8642 5468

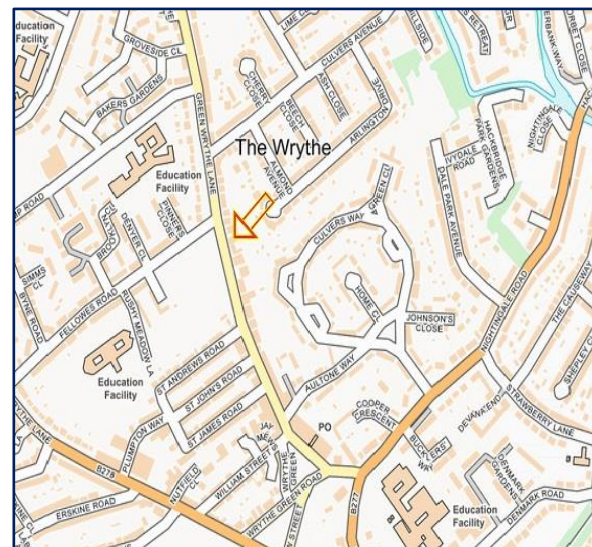


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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