



Wrythe Lane  
Carshalton, SM5 2RN  
Guide price £300,000



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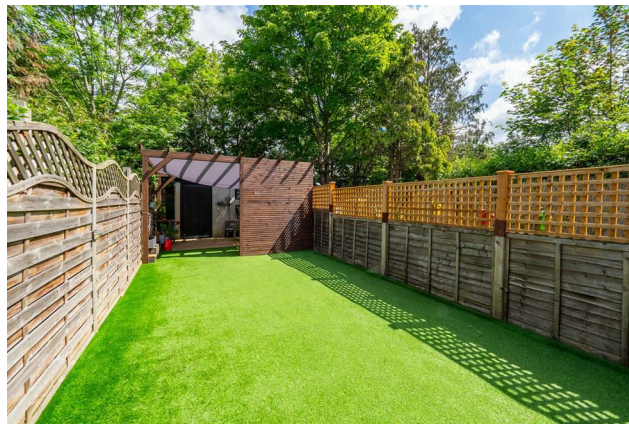


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# Wrythe Lane, Carshalton, SM5 2RN

GUIDE PRICE £300,000 - £325,000 Whether you are looking to buy a home for the first time, investing or even downsizing, we're sure you are finding that there is very little choice of fantastic properties on the market, with you possibly having to settle for an apartment that compromises on size or condition - with any of these choices possibly being in a location that just isn't quite right. Wrythe Lane just ticks so many boxes. Positioned within a convenient & desirable location you really can have it all. Pulling up to your home after a day at work you'll be delighted to step foot back into your wonderful home. Inside, the layout covers all bases and is a real crowd-pleaser, with all the rooms being in perfect harmony with each other. A well-proportioned, modern kitchen is a great place to cook up a storm in, also having views and access onto your lovely private garden that is perfectly positioned for you and your guests to all spill out onto when dinner is done and the drinks start flowing! The internal accommodation also boasts a good-sized lounge that can accommodate a dining table for those all important gatherings. When this happens and you want your friends to stay the night, don't worry! The bedrooms are a double size, which is also perfect if you are working from home. Location wise, you really are in the center of it all here, being close to Sutton, Carshalton & Rosehill, there is a vast selection of shopping facilities, restaurants and bars, with Carshalton station whizzing you up to town in no time at all. Any downsides? Well if you consider the property also has a garage (currently closed off), we are struggling to find any!

## Area Map



### FIRST FLOOR

Porch

Hallway

Living/Dining Room  
14'1" x 10'4" (4.29m x 3.15m)

Kitchen  
7' x 6'8" (2.13m x 2.03m)

Bedroom  
10'5" x 9'9" (3.18m x 2.97m)

Bedroom  
9'6" x 8'10" maximum (2.90m x 2.69m maximum)

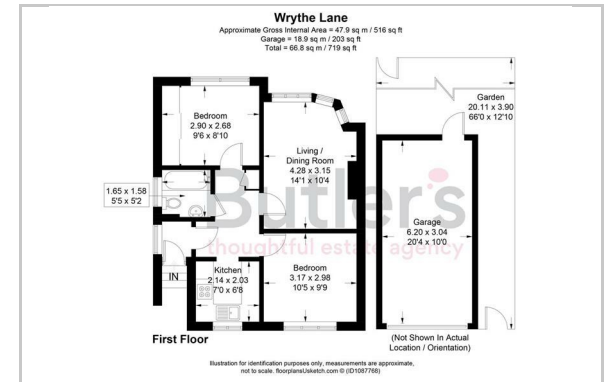
Bathroom  
5'5" x 5'2" (1.65m x 1.57m)

OUTSIDE

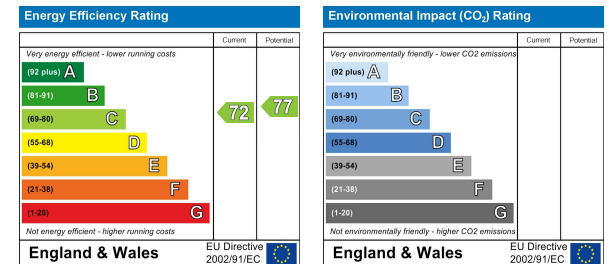
Private Garden

Garage (currently closed off)

## Floor Plan



## Energy Efficiency Graph



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