

Butler's

thoughtful estate agency



Wrythe Lane
Carshalton, SM5 2RP

Guide price £325,000



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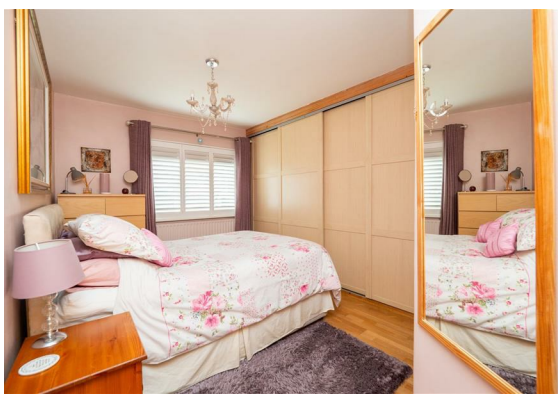
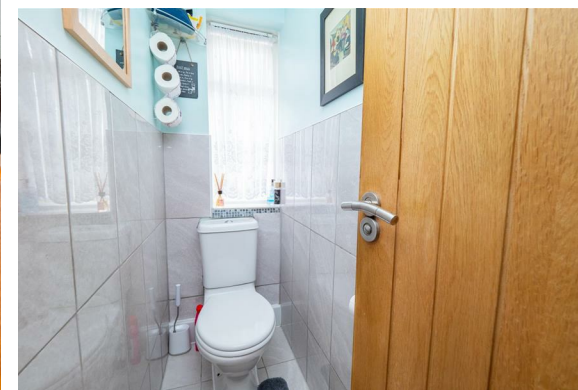


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Wrythe Lane

Carshalton, SM5 2RP

GUIDE PRICE £325,000 - £350,000 If you are looking for home to accommodate all of your family without a huge budget, then we may just have the answer to your prayers with this incredibly rare to market, purpose built maisonette! Having been lovingly maintained and improved throughout the current sellers ownership, this fantastic property has bags of space and is a place you'll be proud to call your home. This really is an opportunity too good to miss. Location-wise, you are situated in an extremely central position, on the doorstep of excellent amenities in Carshalton, Sutton & Rosehill, with a large selection of open spaces and transport links. Multiple train stations are in close proximity, providing quick links into town, with buses even giving you the option for Morden tube. If schooling is important, there is a generous selection for all age ranges, something the area is renowned for. On the outside, you'll appreciate the landscaped garden accessed directly from the apartment as you are ground floor. It's a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over when the weather allows. Within the property itself, you'll love the size of the rooms with the layout offering a huge amount of versatility, boasting a spacious lounge/dining room and generously sized kitchen with plenty of space to cook up a storm in. Continuing the theme with large proportions, there are two double bedrooms and a single - with both of the larger bedrooms having an excellent amount of storage. On the outside is where it gets exceptional. The aforementioned garden leads to an outbuilding that could be used for multiple purposes, such an office, gym, workshop or even a games room!





GROUND FLOOR

Hallway

Living Room

16'5 x 10'11 maximum (5.00m x 3.33m maximum)

Kitchen

11'11 x 8'11 (3.63m x 2.72m)

Bedroom

14'7 x 11'2 (4.45m x 3.40m)

Bedroom

11'2 x 9'11 (3.40m x 3.02m)

Bedroom

11'6 x 6'5 maximum (3.51m x 1.96m maximum)

Bathroom

5'9 x 4'11 (1.75m x 1.50m)

Separate W/C

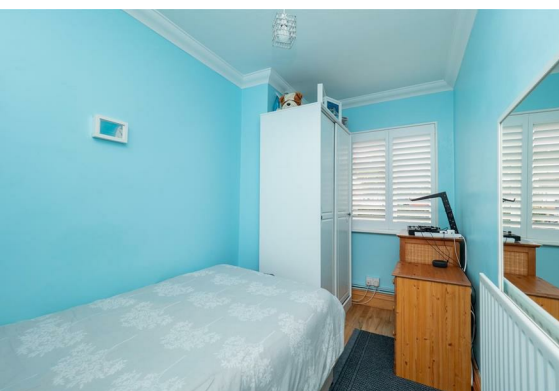
5'9 x 2'5 (1.75m x 0.74m)

OUTSIDE

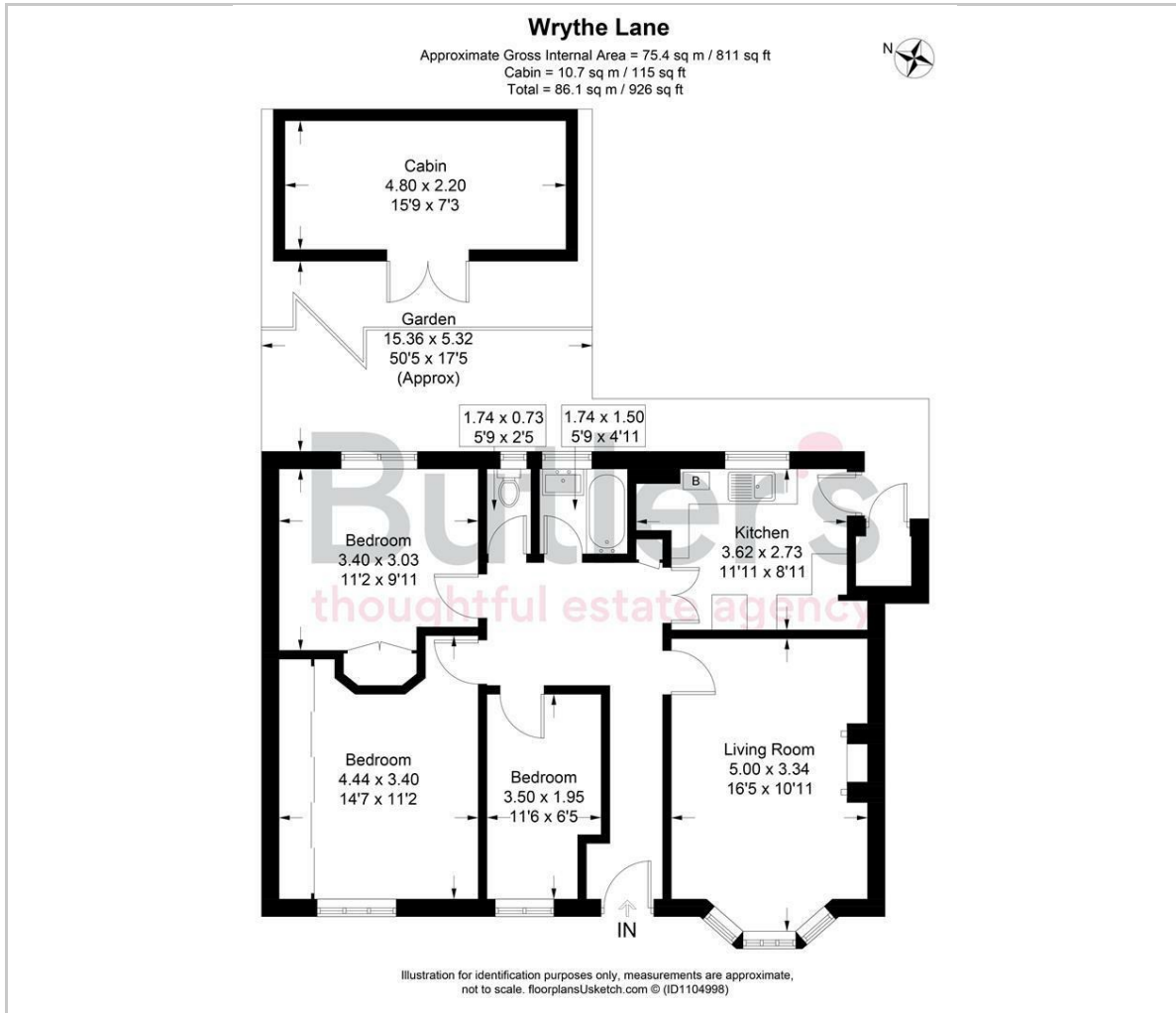
Rear Garden

Outbuilding

15'9 x 7'3 (4.80m x 2.21m)



Floor Plan



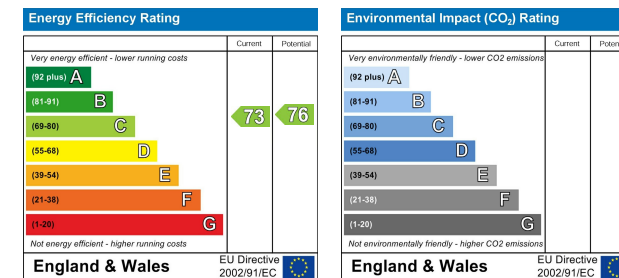
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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