



Green Wrythe Lane  
Carshalton, SM5 1TR  
Guide price £425,000



# Green Wrythe Lane, Carshalton, SM5 1TR

Nestled in one of the area's most convenient residential roads, this wonderful home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links? Green Wrythe Lane will surpass your expectations, as it's just a short distance to either Sutton, Morden and Carshalton, with you having outstanding schooling close by. Sutton Common, St Helier and Morden Tube provide quick links into the City - you'll be from your sofa to London in just under an hour, amazing! Despite all of this, sitting in your level rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside the property, you can't fail to be impressed by the amount of work that has been done, as there is a modern kitchen & bathroom meaning you can just move in and start to enjoy where you live immediately. Work from home? We have great news for you! Upstairs, there are two great sized bedrooms, so it will be a tough choice about which one to work or sleep in! On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy dining room with bay window is great for get togethers and gatherings, with a lounge being great to curl up with family in to watch some great TV. The recently refitted, modern kitchen means you can cook up a storm and throw a dinner party, in what is a truly well thought out and designed place for you to entertain in - or simply have family meals with the kids. Outside, the garden will surprise with the size as it also extends to the side, where there is also a workshop, future proofing this home as there is the potential to extend in the future - subject to the relevant consents.



## GROUND FLOOR

Hallway

Living Room  
13'5 x 10'8 (4.09m x 3.25m)

Dining Room  
11'11 x 10'8 (3.63m x 3.25m)

Kitchen  
10' x 5'9 (3.05m x 1.75m)

## FIRST FLOOR

Landing

Bedroom  
16'9 x 11'1 (5.11m x 3.38m)

Bedroom  
11'9 x 10'10 (3.58m x 3.30m)

Bathroom  
6'1 x 5'9 (1.85m x 1.75m)

## OUTSIDE

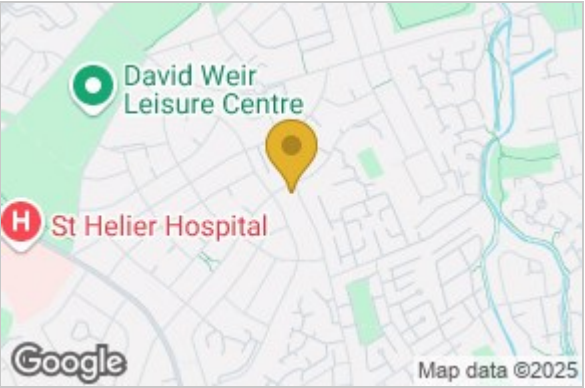
Front Garden

Rear Garden

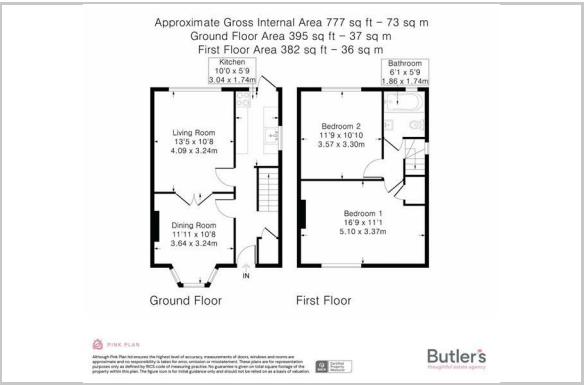
Side Garden Area

Workshop (with power)

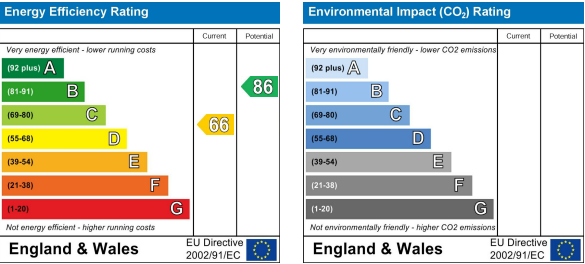
# Area Map



# Floor Plan



# Energy Efficiency Graph



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