



## 43 Green Wrythe Lane, Carshalton, SM5 2EF | **Guide Price £440,000 Freehold**

Discover this stunning 2-bedroom semi-detached period house, exquisitely presented and blending classic charm with modern luxury. Featuring two reception rooms, a stylish modern kitchen, two double bedrooms, and a family bathroom located on the 1st floor, this home offers comfort and elegance throughout. Relax by the fireplace in the front reception room or enjoy the landscaped garden, perfect for outdoor entertaining. Offered to the market with no onward chain, this property provides a seamless transition for its new owners. With Carshalton station and Village within walking distance, this home combines suburban tranquillity with urban convenience, offering a coveted lifestyle in this desirable location

## Green Wrythe Lane, Carshalton, SM5

Approximate Area = 754 sq ft / 70 sq m (excludes store)  
For identification only - Not to scale



### ENTRANCE HALL

**SITTING ROOM** 13' 0" x 11' 10" (3.96m x 3.61m)

**DINING ROOM** 11' 10" x 10' 11" (3.61m x 3.33m)

**KITCHEN** 8' 9" x 6' 3" (2.67m x 1.91m)

**GARDEN** 62' 6" x 16' 2" (19.05m x 4.93m)

### STORE

**BEDROOM 1** 11' 11" x 11' 0" (3.63m x 3.35m)

**BEDROOM 2** 11' 0" x 7' 6" (3.35m x 2.29m)

### BATHROOM

### NO ONWARD CHAIN



**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		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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## WALLINGTON

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