

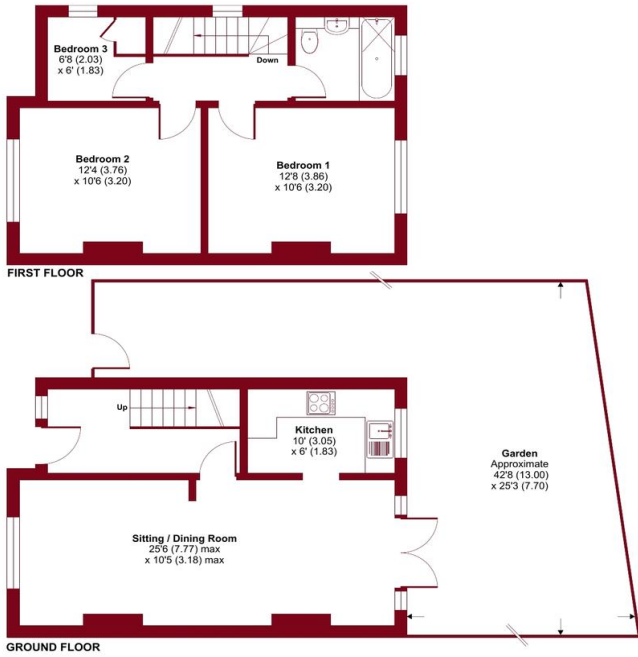


85 Wrythe Lane, Carshalton, SM5 2RR | **Guide Price £550,000 Freehold**

A superb 3 bedroom semi-detached house on Wrythe Lane in Carshalton which offers potential for extension subject to the usual consents. The airy through lounge is perfect for relaxation and gatherings, while the open kitchen offers modern functionality. Upstairs boasts, three bedrooms and a well-appointed bathroom. The westerly-facing garden has been landscaped to provide a serene outdoor retreat, ideal for various activities. Located on Wrythe Lane, this property offers great connectivity. A short walk to Carshalton train station makes commuting easy, connecting you to central London. Excellent schools in the area cater to families. Local amenities, shops, parks, and more ensure a well-rounded lifestyle. Experience comfort, style, and convenience at this gem.

Wrythe Lane, Carshalton, SM5

Approximate Area = 838 sq ft / 77.8 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING/DINING ROOM 25' 6" x 10' 5" (7.77m x 3.18m)

KITCHEN 10' 0" x 6' 0" (3.05m x 1.83m)

WESTERLY ASPECT GARDEN

LANDING

BEDROOM 1 12' 8" x 10' 6" (3.86m x 3.2m)

BEDROOM 2 12' 4" x 10' 6" (3.76m x 3.2m)

BEDROOM 3 6' 8" x 6' 0" (2.03m x 1.83m)

BATHROOM

OFF ROAD PARKING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Paul Graham. REF: 1014846



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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk