



PAUL GRAHAM

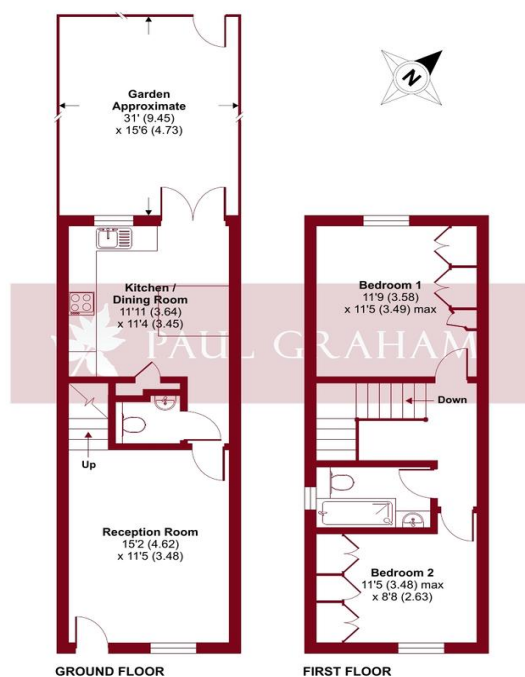


## Blacksmiths Cottage, Carshalton, Sutton, SM5 2QT | **£450,000 - £465,000 Freehold**

This stunning two-bedroom modern semi-detached house is impeccably presented and finished to a high standard throughout. The property boasts a bright front reception room and a spacious rear open-plan kitchen diner, featuring a luxury modern kitchen with sleek fittings. Additional highlights include a downstairs WC, a stylish and contemporary bathroom, and two generously sized bedrooms. The home benefits from well-maintained front and rear gardens and an allocated parking space at the rear, making it perfect for comfortable, modern living. Offered with no onward chain, this property is move-in ready.

## Wrythe Green Road, Carshalton, SM5

Approximate Area = 762 sq ft / 70.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025. Produced for Paul Graham. REF: 1233667

## FRONT GARDEN

**RECEPTION ROOM** 15' 2" x 11' 5" (4.62m x 3.48m)

**KITCHEN/DINING ROOM** 11' 11" x 11' 4" (3.63m x 3.45m)

**WC**

**GARDEN** 31' 0" x 15' 6" (9.45m x 4.72m)

**LANDING**

**BEDROOM 1** 11' 9" x 11' 5" (3.58m x 3.48m)

**BEDROOM 2** 11' 5" x 8' 8" (3.48m x 2.64m)

**BATHROOM**

**ALLOCATED PARKING SPACE** £350 x2 per year

**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		89 B
69-80	C	73 C	
55-68	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](mailto: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](mailto:wallington@paulgraham.co.uk)