



PAUL GRAHAM



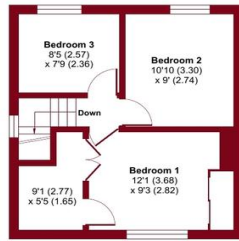
147 Wrythe Lane, Carshalton, SM5 1TZ | Guide Price £450,000 Freehold

This superb three-bedroom extended end-of-terrace home is ideally positioned on a generous corner plot, offering ample space and a well-balanced layout. The ground floor features a spacious sitting room, a separate dining area, and a modern extended kitchen, all leading to a large private garden perfect for outdoor entertaining. With no onward chain, this property is ready for a smooth and hassle-free move.

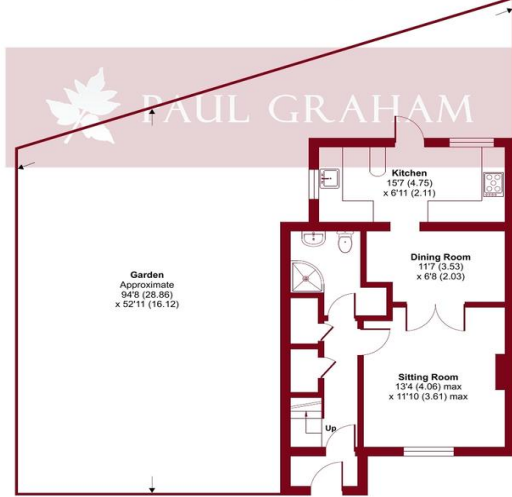
Wrythe Lane, Carshalton, SM5

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1240142. © nlshecom 2025.

PORCH

ENTRANCE HALL

SITTING ROOM 13' 4" x 11' 10" (4.06m x 3.61m)

DINING ROOM 11' 7" x 6' 8" (3.53m x 2.03m)

KITCHEN 15' 7" x 6' 11" (4.75m x 2.11m)

BATHROOM

GARDEN 94' 8" x 52' 11" (28.85m x 16.13m)

BEDROOM 1 12' 1" x 9' 3" (3.68m x 2.82m)

LARGE CUPBOARD 9' 1" x 5' 5" (2.77m x 1.65m)

BEDROOM 2 10' 10" x 9' 0" (3.3m x 2.74m)

BEDROOM 3 8' 5" x 7' 9" (2.57m x 2.36m)

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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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