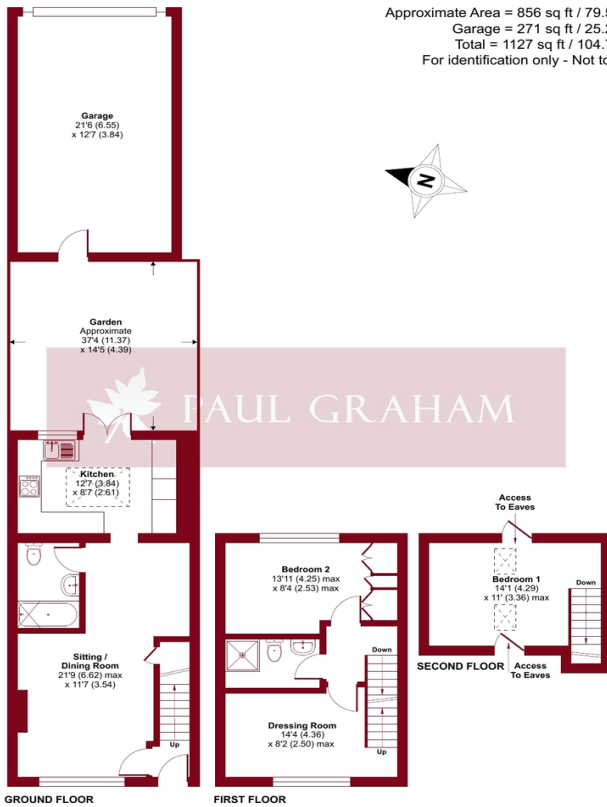


196 Green Wrythe Lane, Carshalton, SM5 2SR | **Guide Price £465,000 Freehold**

This extended two-bedroom house offers versatile living with a standout split-level front bedroom, cleverly designed over two floors to maximize space and flexibility. This unique feature provides ample room for sleeping, storage, or even a dedicated workspace. The generous sitting/dining room offers the perfect setting for relaxation and entertaining, while the modern fitted kitchen and bathrooms ensure everyday comfort. Additional features include off-road parking and a sizable rear garage, offering ample storage and practicality. With direct access to Limes Green, this home enjoys a blend of indoor comfort and outdoor appeal, perfect for families or those seeking extra space.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 856 sq ft / 79.5 sq m
Garage = 271 sq ft / 25.2 sq m
Total = 1127 sq ft / 104.7 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). © nchecom 2025. Produced for Paul Graham. REF: 1264923

ENTRANCE HALL

SITTING/DINING ROOM 21' 9" x 11' 7" (6.63m x 3.53m)

KITCHEN 12' 7" x 8' 7" (3.84m x 2.62m)

BATHROOM

GARDEN 37' 4" x 14' 5" (11.38m x 4.39m)

GARAGE 21' 6" x 12' 7" (6.55m x 3.84m)

LANDING

BEDROOM 2 13' 11" x 8' 4" (4.24m x 2.54m)

DRESSING ROOM 14' 4" x 8' 2" (4.37m x 2.49m)

BEDROOM 1 14' 1" x 11' 0" (4.29m x 3.35m)

OFF ROAD PARKING



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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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