



298 Green Wrythe Lane, Carshalton, SM5 1TS | **Guide Price £550,000 Freehold**

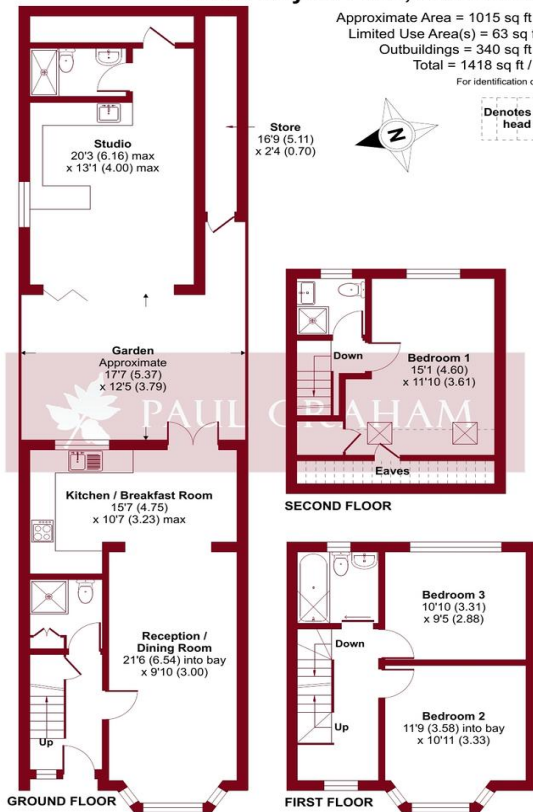
Stunning and spacious four-bedroom, four-bathroom family home with a self-contained annexe, beautifully presented throughout and extended to the rear and loft. Features include a modern kitchen, stylish bathrooms, landscaped garden, and off-road parking for two cars. Ideally located on Green Wrythe Lane, Carshalton, close to schools, transport links, and local amenities.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 1015 sq ft / 94.2 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Outbuildings = 340 sq ft / 31.5 sq m
Total = 1418 sq ft / 131.5 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 2025. Produced for Paul Graham. REF: 1364941

ENTRANCE HALL

SITTING/DINING ROOM 21' 6" x 9' 10" (6.55m x 3m)

KITCHEN/BREAKFAST ROOM 15' 7" x 10' 7" (4.75m x 3.23m)

BATHROOM

BEDROOM 2 11' 9" x 10' 11" (3.58m x 3.33m)

BEDROOM 3 10' 10" x 9' 5" (3.3m x 2.87m)

BATHROOM

BEDROOM 1 15' 1" x 11' 10" (4.6m x 3.61m)

BATHROOM

GARDEN 17' 7" x 12' 5" (5.36m x 3.78m)

ANNEXE 20' 3" x 13' 1" (6.17m x 3.99m)

BATHROOM

STORE 16' 9" x 2' 4" (5.11m x 0.71m)

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

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