

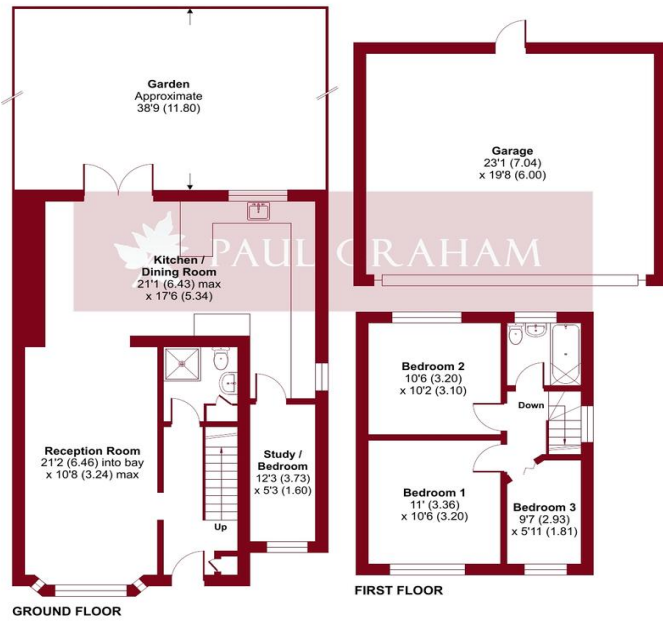


296 Green Wrythe Lane, Carshalton, SM5 1TS | **Guide Price £550,000 Freehold**

Extended three/four bedroom end of terrace home offering spacious and versatile living, featuring a large open plan kitchen/diner, landscaped garden, double garage with office, and off-road parking, ideally located within walking distance of Carshalton station.

## Green Wrythe Lane, Carshalton, SM5

Approximate Area = 1109 sq ft / 103 sq m  
Garage = 455 sq ft / 42.3 sq m  
Total = 1564 sq ft / 145.3 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 2020. Produced for Paul Graham. REF: 1449566

## ENTRANCE HALL

RECEPTION ROOM 21' 2" x 10' 8" (6.45m x 3.25m)

KITCHEN/DINING ROOM 21' 1" x 17' 6" (6.43m x 5.33m)

STUDY/BEDROOM 12' 3" x 5' 3" (3.73m x 1.6m)

## BATHROOM

BEDROOM 1 11' 0" x 10' 6" (3.35m x 3.2m)

BEDROOM 2 10' 6" x 10' 2" (3.2m x 3.1m)

BEDROOM 3 9' 7" x 5' 11" (2.92m x 1.8m)

## BATHROOM

GARDEN 38' 9" (11.81m)

GARAGE 23' 1" x 19' 8" (7.04m x 5.99m)

## 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             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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