

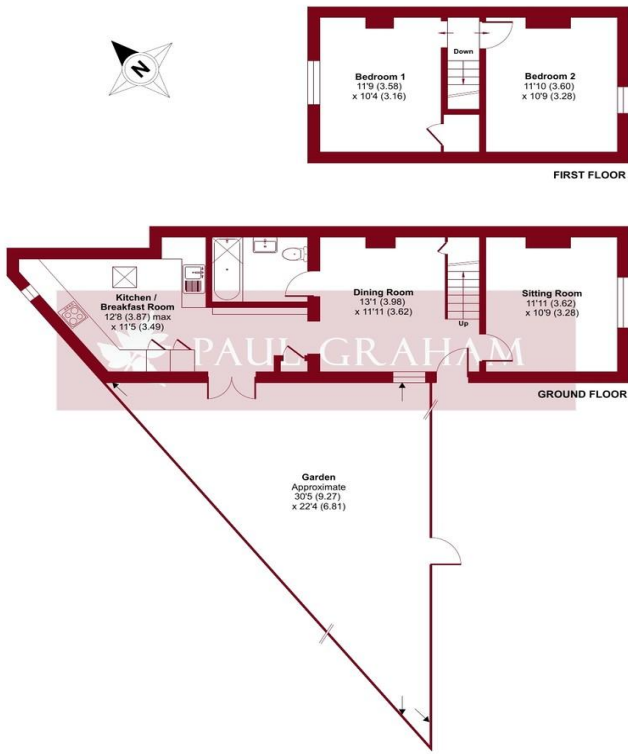


**2 Waterloo Place, Wrythe Green Road, Carshalton, SM5 2QZ | Guide Price £440,000**

A charming and beautifully maintained Two Double Bedroom Semi-Detached Cottage, ideally positioned overlooking Wrythe Green in the heart of Carshalton. Offering Two Reception Rooms, a spacious Kitchen / Breakfast Room extension, private garden and Off-Street Parking, this lovely home blends character, practicality and convenience in an excellent location close to the station and well-regarded schools.

**Wrythe Green Road, Carshalton, SM5**

Approximate Area = 837 sq ft / 77.7 sq m  
For identification only - Not to scale



**DINING ROOM 13' 1" x 11' 11" (3.99m x 3.63m)**

**SITTING ROOM 11' 11" x 10' 9" (3.63m x 3.28m)**

**KITCHEN/BREAKFAST ROOM 12' 8" x 11' 5" (3.86m x 3.48m)**

**BATHROOM**

**BEDROOM 1 11' 9" x 10' 4" (3.58m x 3.15m)**

**BEDROOM 2 11' 10" x 10' 9" (3.61m x 3.28m)**

**GARDEN 30' 5" x 22' 4" (9.27m x 6.81m)**

**OFF-ROAD PARKING**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1440156



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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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