

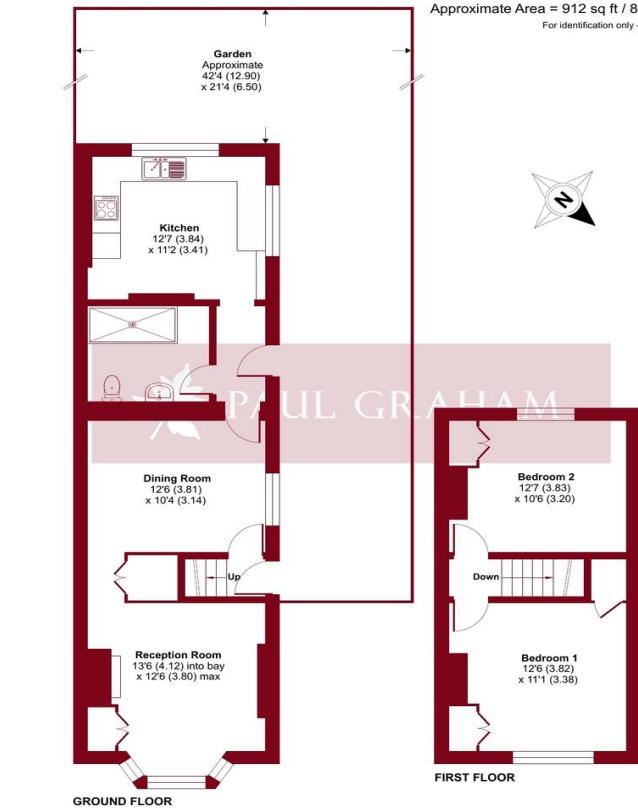


53 Green Wrythe Lane, Carshalton, SM5 2EF | **Guide Price £450,000 Freehold**

A charming 912 sq ft two bedroom semi-detached house occupying a generous corner plot, offering excellent potential to extend to the side (subject to the usual planning consents). Offered to the market with no onward chain, the property boasts two reception rooms, a fitted kitchen, a 42ft westerly aspect rear garden and the added benefit of off-street parking to the rear. Ideally situated just moments from the picturesque Wrythe Green Conservation Area and within walking distance of Carshalton station, local shops, cafés and highly regarded schools.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 912 sq ft / 84.7 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 2026. Produced for Paul Graham. REF: 1485907

ENTRANCE HALL

DINING ROOM 12' 6" x 10' 4" (3.81m x 3.15m)

RECEPTION ROOM 13' 6" x 12' 6" (4.11m x 3.81m)

KITCHEN 12' 7" x 11' 2" (3.84m x 3.4m)

BATHROOM

BEDROOM 1 12' 6" x 11' 1" (3.81m x 3.38m)

BEDROOM 2 12' 7" x 10' 6" (3.84m x 3.2m)

GARDEN 42' 4" x 21' 4" (12.9m x 6.5m)

FRONT GARDEN

OFF ROAD PARKING TO REAR

POTENTIAL TO EXTEND STPP

NO ONWARD CHAIN Subject to grant of probate



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	65 D	
39-54	E		
21-38	F		
1-20	G		

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