

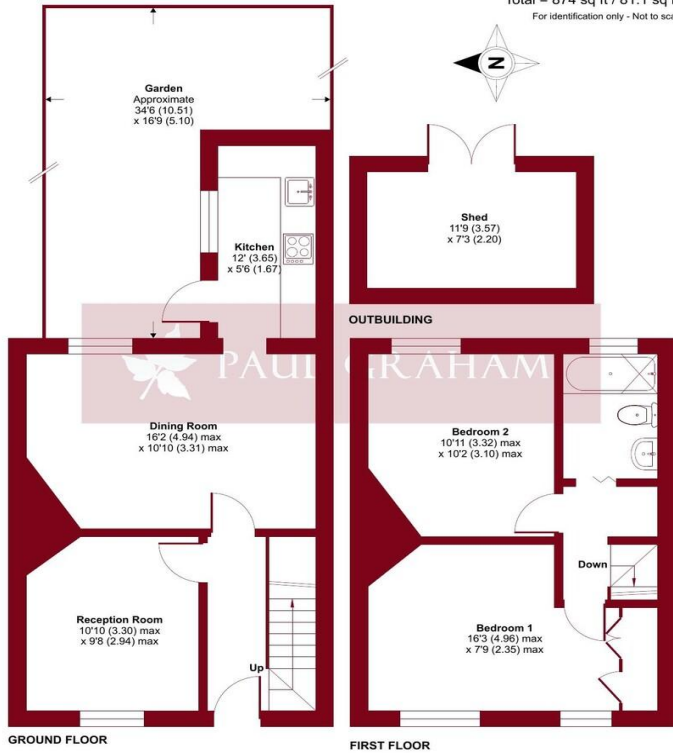


158 Green Wrythe Lane, Carshalton, SM5 2SR | **Guide Price £450,000 - £465,000 Freehold**

A beautifully presented and extensively improved two-bedroom home offering bright and spacious accommodation with two separate reception rooms, high ceilings and Karndean flooring throughout. The property further benefits from external wall insulation with K-Rend, a log burner, modern heating and electrics, a boarded loft and a fully insulated shed with electricity. Ideally located within easy reach of Carshalton Station, good local schools, parks, shops and regular bus routes.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 789 sq ft / 73.3 sq m
Outbuilding = 85 sq ft / 7.8 sq m
Total = 874 sq ft / 81.1 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). Produced for Paul Graham. REF: 1522486. © nchocom 2026.

ENTRANCE HALL

RECEPTION ROOM 10' 10" x 9' 8" (3.3m x 2.95m)

DINING ROOM 16' 2" x 10' 10" (4.93m x 3.3m)

KITCHEN 12' 0" x 5' 6" (3.66m x 1.68m)

GARDEN 34' 6" x 16' 9" (10.52m x 5.11m)

SHED 11' 9" x 7' 3" (3.58m x 2.21m)

LANDING

BEDROOM 1 16' 3" x 7' 9" (4.95m x 2.36m)

BEDROOM 2 10' 11" x 10' 2" (3.33m x 3.1m)

BATHROOM



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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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