



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Green Wrythe Lane, Carshalton

By Auction £175,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £175,000 \* BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

**CASH BUYERS ONLY** - An exciting opportunity for investors, developers and buyers seeking a property with excellent potential. This well-proportioned two-bedroom upper maisonette is offered as a full renovation project, providing an excellent opportunity to modernise, add value and create a fantastic home or investment.

The property comprises two good-sized double bedrooms and benefits from a private garden and garage. Conveniently located close to local schools, shops and excellent transport links, the property offers a great combination of space, location and potential.

With plenty of scope for improvement and modernisation, this is a property with huge potential and could be an excellent project for the right buyer!

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
[carshalton@hunters.com](mailto:carshalton@hunters.com) | [www.hunters.com](https://www.hunters.com)



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

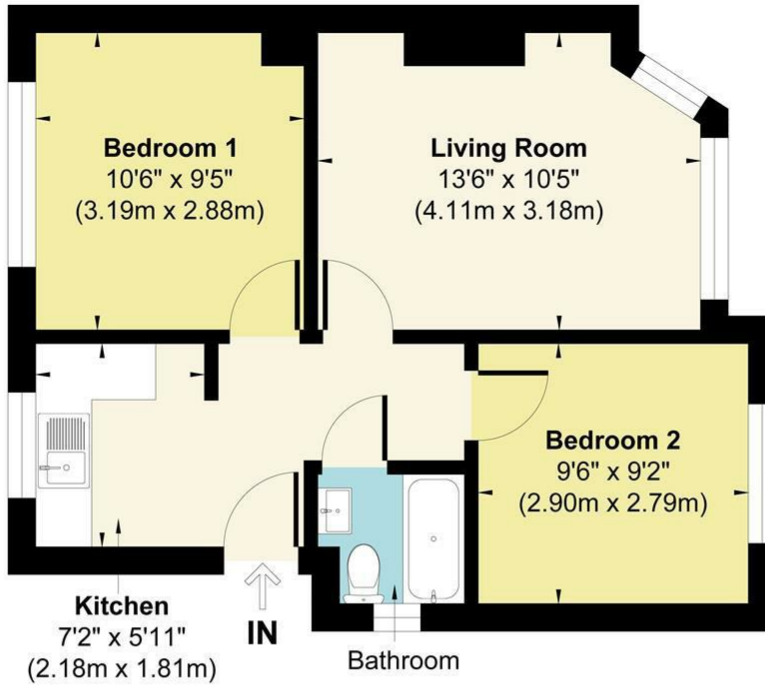


## KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- FOR SALE VIA TRADITIONAL AUCTION
  - PRIVATE GARDEN
  - CLOSE TO SHOPS
- 0.7 MILES TO CARSHALTON STATION
- VIEWING HIGHLY RECOMMENDED
  - GARAGE (Not Inspected)



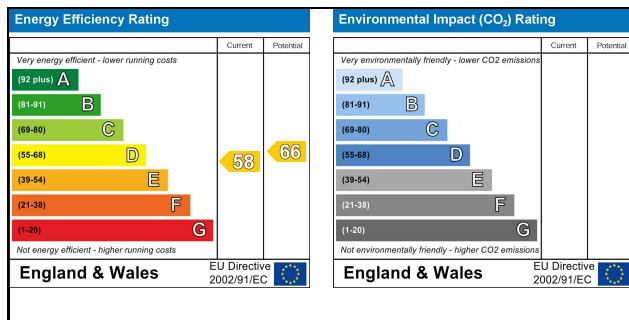
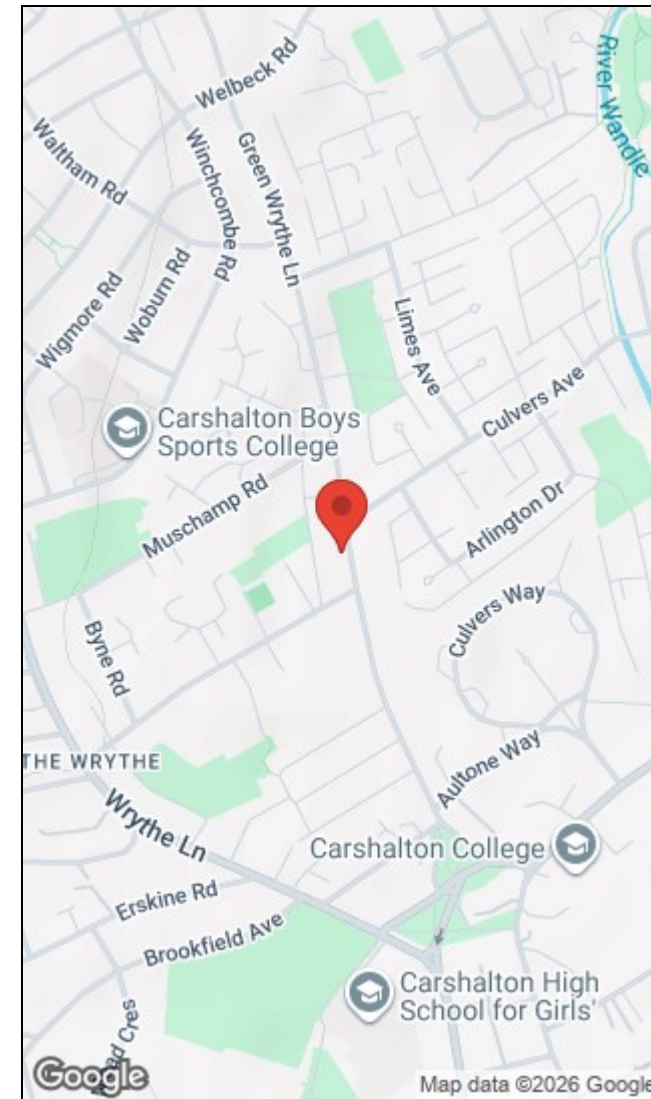




Approximate Floor Area  
458 sq.ft  
(42.57 sq.m)

Approx. Gross Internal Floor Area 458 sq. ft / 42.57 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by designimperial.com



92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.