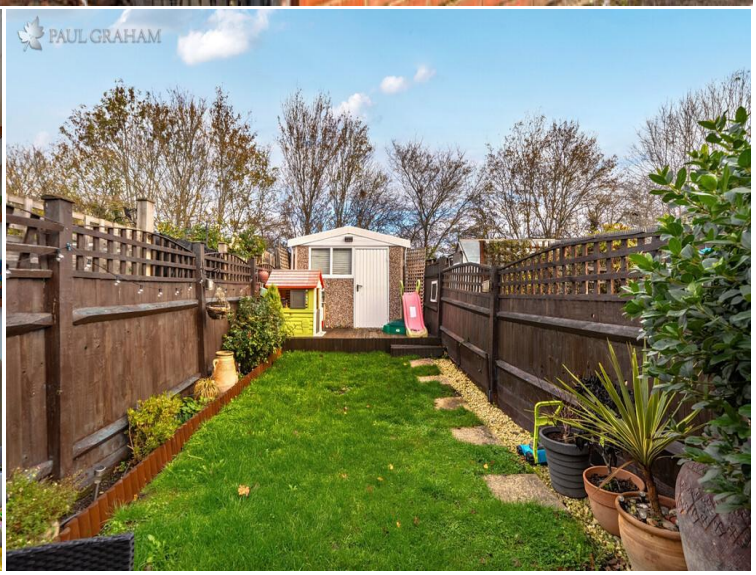
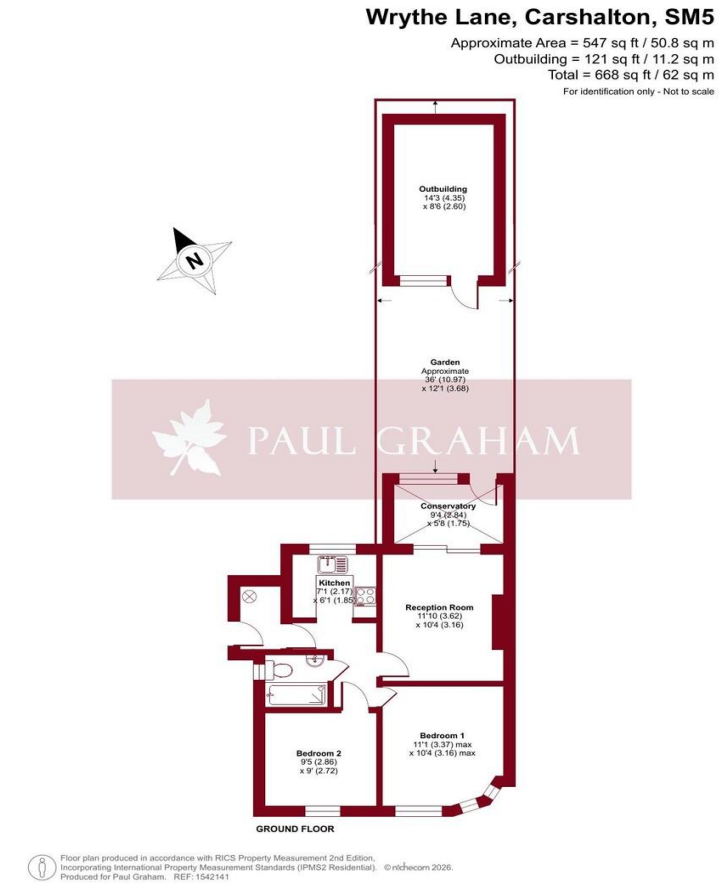






26 Wrythe Lane, Carshalton, SM5 2RN | **Guide Price £300,000 Leasehold**

A fantastic two-bedroom ground-floor maisonette with a private garden and garage to the rear providing off-road parking and storage. The property is in excellent condition and comes with a newly extended lease of 170 years. The property is offered to the market with no onward chain.



ENTRANCE HALL

KITCHEN 7' 11" x 6' 1" (2.41m x 1.85m)

RECEPTION ROOM 11' 10" x 10' 4" (3.61m x 3.15m)

CONSERVATORY 9' 4" x 5' 8" (2.84m x 1.73m)

BEDROOM 1 11' 1" x 10' 4" (3.38m x 3.15m)

BEDROOM 2 9' 5" x 9' (2.87m x 2.74m)

BATHROOM

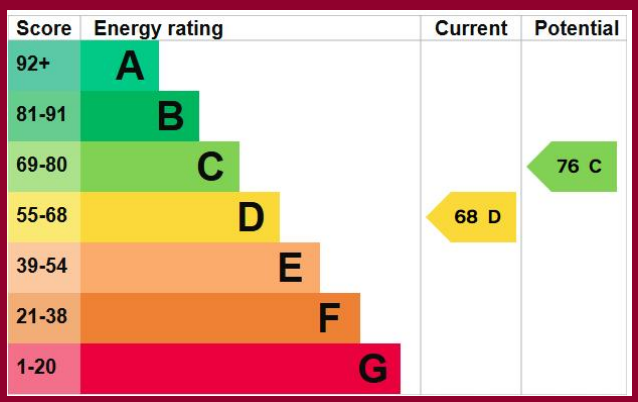
GARDEN 36' x 12' 1" (10.97m x 3.68m)

OUTBUILDING





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.



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