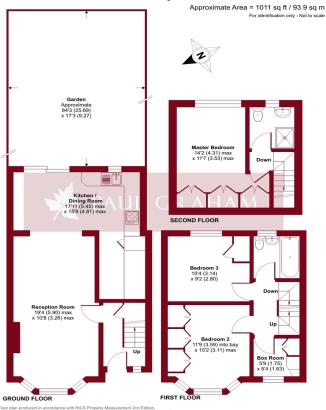




# 252 Green Wrythe Lane, Carshalton, SM5 2SP | Guide Price £435,000 Freehold

A bright and spacious 3 double bedroom family home which has been extended to provide flexible accommodation over 3 floors. Features include a kitchen/diner, parking, a large garden and useful box room/office space. Situated on Green Wrythe Lane in Carshalton, this property enjoys a prime location with a wealth of local amenities within easy reach. Carshalton Station is within walking distance, offering excellent transport links to central London. Families will appreciate the proximity to reputable local schools, while nearby parks and green spaces provide a tranquil escape. With shops, cafes, and other conveniences close at hand, this home perfectly balances suburban serenity with urban accessibility.

## Green Wrythe Lane, Carshalton, SM5



#### **ENTRANCE HALL**

**RECEPTION ROOM** 19' 4" x 10' 8" (5.89m x 3.25m)

KITCHEN/DINING ROOM 17' 11" x 15' 9 " (5.46m x 4.8m) Max L'Shaped

FIRST FLOOR

**BEDROOM 2** 11' 9" x 10' 2" (3.58m x 3.1m) Max into bay.

**BEDROOM 3** 10' 4" x 9' 2" (3.15m x 2.79m)

**BOX ROOM** 5' 9" x 5' 4" (1.75m x 1.63m)

**BATHROOM** 

**SECOND FLOOR** 

MASTER BEDROOM 14' 2" x 11' 7" (4.32m x 3.53m) Max

**EN SUITE SHOWER ROOM** 

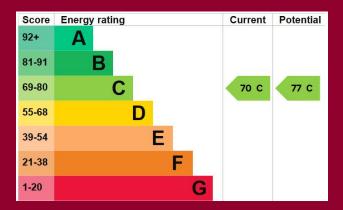
**GARDEN** 84' 3" x 17' 3" (25.68m x 5.26m) Approx

**PARKING** 





IMP ORTANT 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.



## **CARSHALTON**

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