

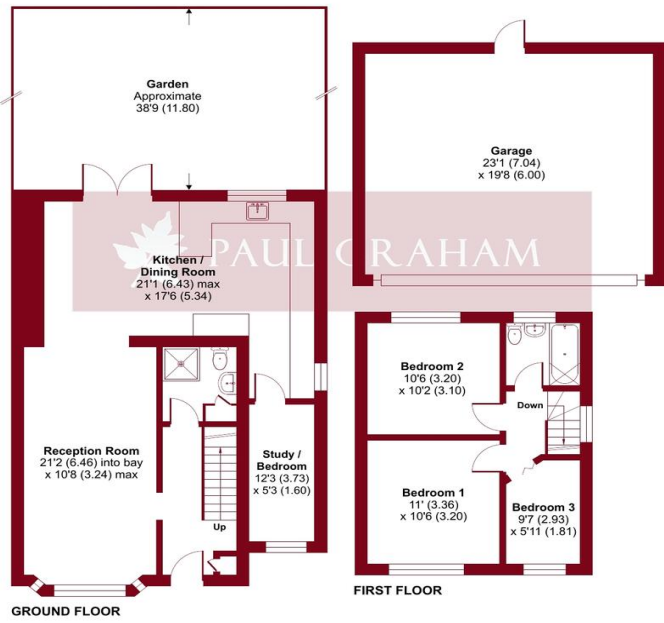


296 Green Wrythe Lane, Carshalton, SM5 1TS | **Guide Price £550,000 Freehold**

Extended three/four bedroom end of terrace home offering spacious and versatile living, featuring a large open plan kitchen/diner, landscaped garden, double garage with office, and off-road parking, ideally located within walking distance of Carshalton station.

Green Wrythe Lane, Carshalton, SM5

Approximate Area = 1109 sq ft / 103 sq m
 Garage = 455 sq ft / 42.3 sq m
 Total = 1564 sq ft / 145.3 sq m
 For identification only - Not to scale



ENTRANCE HALL

RECEPTION ROOM 21' 2" x 10' 8" (6.45m x 3.25m)

KITCHEN/DINING ROOM 21' 1" x 17' 6" (6.43m x 5.33m)

STUDY/BEDROOM 12' 3" x 5' 3" (3.73m x 1.6m)

BATHROOM

BEDROOM 1 11' 0" x 10' 6" (3.35m x 3.2m)

BEDROOM 2 10' 6" x 10' 2" (3.2m x 3.1m)

BEDROOM 3 9' 7" x 5' 11" (2.92m x 1.8m)

BATHROOM

GARDEN 38' 9" (11.81m)

GARAGE 23' 1" x 19' 8" (7.04m x 5.99m)

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2026. Produced for Paul Graham. REF: 1449566



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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk