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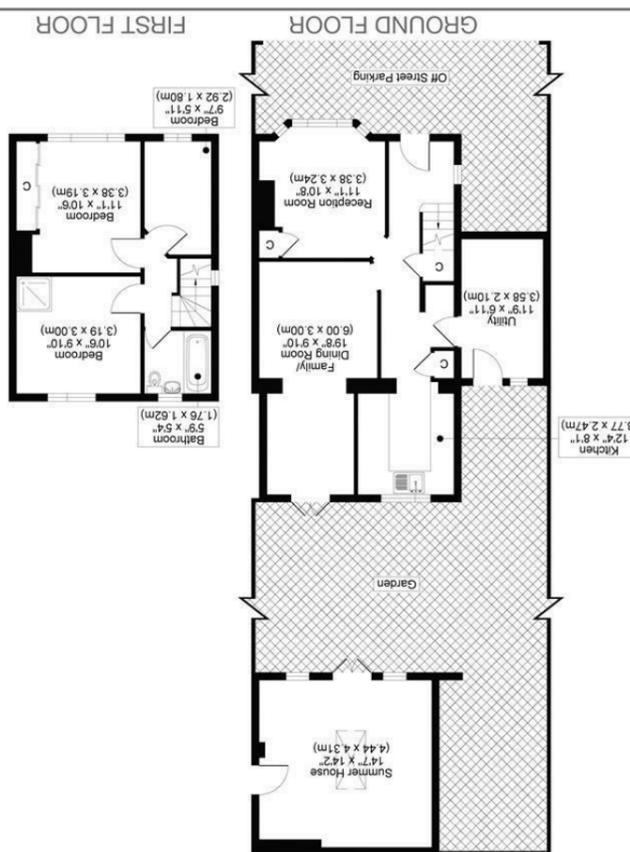
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 1138 SQ.FT (106 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 932 SQ.FT (87 SQ.M)

GREEN WRYTHE LANE, SM5



CHRISTIES



****GUIDE PRICE £500,000 - £550,000****

NESTLED IN THE CHARMING AREA OF CARSHALTON, THIS DELIGHTFUL END-TERRACE HOUSE ON GREEN WRYTHE LANE OFFERS A PERFECT BLEND OF COMFORT AND PRACTICALITY. WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE FOR GUESTS OR A HOME OFFICE.

THE INVITING LIVING AREAS ARE DESIGNED TO CREATE A WARM AND WELCOMING ATMOSPHERE, PERFECT FOR BOTH RELAXATION AND ENTERTAINING. THE BATHROOM IS CONVENIENTLY LOCATED, ENSURING EASE OF ACCESS FOR ALL RESIDENTS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE GARDEN, WHICH INCLUDES A CONVERTED GARAGE THAT PRESENTS A FANTASTIC OPPORTUNITY FOR A HOME OFFICE OR A CREATIVE SPACE. THIS VERSATILE ADDITION ALLOWS FOR A PEACEFUL RETREAT AWAY FROM THE MAIN LIVING AREAS, CATERING TO THOSE WHO WORK FROM HOME OR SIMPLY WISH TO ENJOY A QUIET SPACE FOR HOBBIES.

PARKING IS CATERED FOR BY THE LARGE DRIVEWAY, PROVIDING CONVENIENCE IN THIS BUSTLING AREA. THE LOCATION IS WELL-CONNECTED, WITH LOCAL AMENITIES AND TRANSPORT LINKS NEARBY, MAKING IT EASY TO ENJOY ALL THAT CARSHALTON HAS TO OFFER.

- CLOSE TO LOCAL AMINITIES
- POTENTIAL FOR EXTENSION (S.T.P.P)
- CONVERTED GARAGE FOR OFFICE/ ACTIVITY AREA
- COUNCIL TAX BAND D
- EPC RATING D

