



PAUL GRAHAM

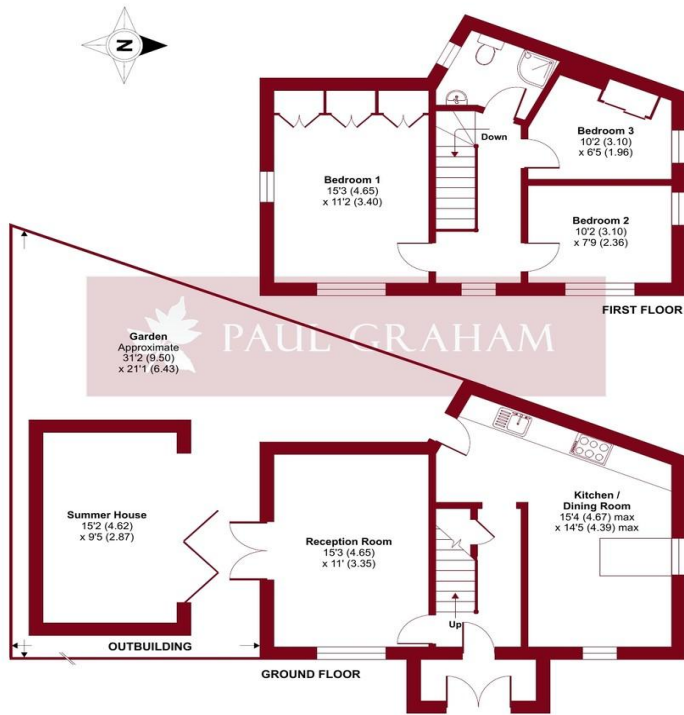


205 Wrythe Lane, Carshalton, SM5 1TZ | Guide Price £475,000 - £485,000 Freehold

This attractive three-bedroom end-of-terrace "Butterfly" style home offers spacious and well-maintained accommodation, perfect for families or first-time buyers. The property is presented in excellent condition throughout, featuring a bright and modern kitchen and bathroom, along with a well-proportioned upstairs layout. Outside, the home benefits from a generous wrap-around garden that provides a secluded space for entertaining or relaxing, and a large driveway offering off-street parking for multiple vehicles. With its unique design and thoughtful layout, this home delivers both character and convenience.

Wrythe Lane, Carshalton, SM5

Approximate Area = 994 sq ft / 92.3 sq m
Outbuilding = 148 sq ft / 13.8 sq m
Total = 1142 sq ft / 106.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Paul Graham. REF: 1299112

PORCH

ENTRANCE HALL

KITCHEN/DINING ROOM 15' 4" x 14' 5" (4.67m x 4.39m)

RECEPTION ROOM 15' 3" x 11' 0" (4.65m x 3.35m)

GARDEN 31' 2" x 21' 1" (9.5m x 6.43m)

GARDEN ROOM 15' 2" x 9' 5" (4.62m x 2.87m)

BEDROOM 1 15' 3" x 11' 2" (4.65m x 3.4m)

BEDROOM 2 10' 2" x 7' 9" (3.1m x 2.36m)

BEDROOM 3 10' 2" x 6' 5" (3.1m x 1.96m)

BATHROOM

OFF-ROAD PARKING



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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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