



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£350,000**

**Leasehold**

2x  1x  1x 

**Bedford Villas, Wrythe  
Green Road, Carshalton,  
Surrey, SM5**

**cubitt&west**  
Helping you move forwards





## Main features

- Excellent ground floor flat
- No service charge or ground rent
- Driveway and rear garden accessed straight from the property
- Within walking distance of Carshalton station
- Close to local shops, good schools, Carshalton College and Carshalton ponds

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 13'7 x 10'3 (4.14m x 3.13m)

Kitchen: 10'1 x 7'1 (3.08m x 2.16m)

Bedroom 1: 14'4 x 12'3 (4.37m x 3.74m)

Bedroom 2: 11'0 x 10'7 (3.36m x 3.23m)

Shower Room

Garden Store: 8'3 x 5'7 (2.52m x 1.70m)

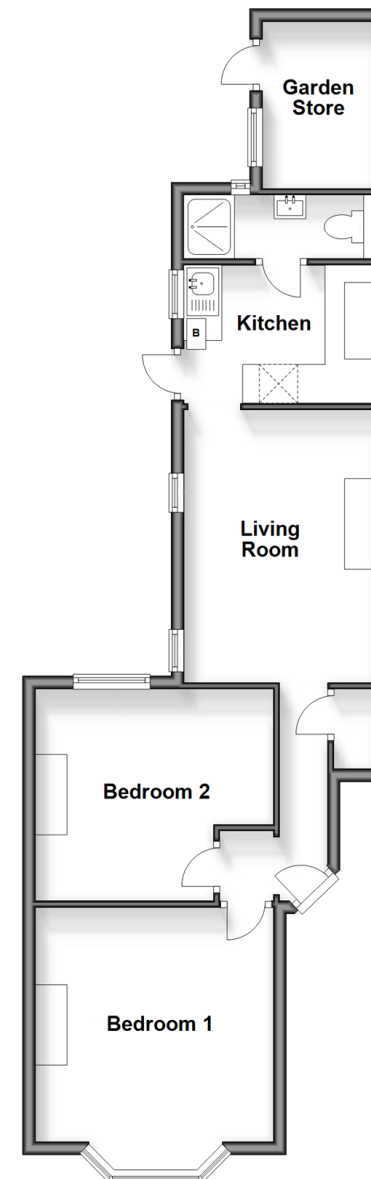
### OUTSIDE

Driveway

Rear Garden

### Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

