



PAUL GRAHAM



30 Ross Road, Wallington, Surrey, SM6 8QR | £600,000 Freehold

Paul Graham are delighted to present this attractive period property which retains many character features. The property boasts two good size reception rooms and a modern kitchen opening to the breakfast room which has doors leading out to the garden. Upstairs there are three bedrooms and a family bathroom. At the rear there is a southerly aspect garden and the front provides off street parking for two cars.



TOTAL FLOOR AREA: 1133 sq.ft. (105.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE 13' 11" x 13' 0" (4.24m x 3.96m)

DINING ROOM 11' 7" x 11' 6" (3.53m x 3.51m)

KITCHEN 10' 10" x 9' 11" (3.3m x 3.02m)

BREAKFAST ROOM 9' 10" x 7' 11" (3m x 2.41m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' 2" x 10' 5" (4.32m x 3.18m)

BEDROOM 2 11' 6" x 11' 2" (3.51m x 3.4m)

BEDROOM 3 8' 5" x 5' 10" (2.57m x 1.78m)

BATHROOM 10' 0" x 8' 10" (3.05m x 2.69m)

REAR GARDEN

OFF STREET PARKING X2 CARS



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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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