



PAUL GRAHAM



26 Wordsworth Road, South Wallington, Surrey, SM6 9RH | **£575,000 Freehold**

This three bedroom semi detached family house is situated within easy reach of a range of reputable schools including Bandon Hill, St Elpheges and Wilson's. The property comprises two good size reception rooms and 14'5 kitchen. Upstairs boasts three good size bedrooms and a shower room. There are well maintained gardens at the rear and off street parking at the front. No chain.





TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 PORCH

## ENTRANCE HALL

**LOUNGE** 15' x 11' 9" (4.57m x 3.58m)

**DINING ROOM** 14' 5" x 9' 8" (4.39m x 2.95m)

**KITCHEN** 10' 9" x 7' 9" (3.28m x 2.36m)

## STAIRS TO FIRST FLOOR

## LANDING

**BEDROOM 1** 11' 11" x 9' 8" (3.63m x 2.95m)

**BEDROOM 2** 13' 11" x 9' 3" (4.24m x 2.82m)

**BEDROOM 3** 8' 10" x 7' 10" (2.69m x 2.39m)

## SHOWER ROOM

## SOUTHERLY ASPECT GARDEN

## OFF STREET PARKING

## NO CHAIN



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

## WALLINGTON

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