



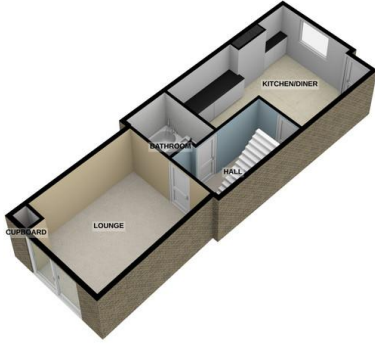
 PAUL GRAHAM



24 Francis Road, Wallington, Surrey, SM6 9AS | **Guide Price £425,000 Freehold**

This pretty period house is situated within easy reach of Wallington town centre and station which provides links into London. The property boasts a 14'9 kitchen/diner, modern bathroom and good size lounge which boasts doors leading out to the garden. Upstairs there are two double bedrooms. Other benefits including off street parking, a westerly aspect garden and gas central heating.

GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2020

## ENTRANCE

**KITCHEN/DINER** 14' 9 max" x 12' 8" (4.5m x 3.86m)

## BATHROOM

**LOUNGE** 14' 6" x 11' 6" (4.42m x 3.51m)

## STAIRS TO THE FIRST FLOOR

**BEDROOM 1** 13' 2" x 11' 2" (4.01m x 3.4m)

**BEDROOM 2** 11' 2" x 10' 1" (3.4m x 3.07m)

## REAR GARDEN

## 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		89   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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