



 PAUL GRAHAM



14 Tharp Road, Wallington, Surrey, SM6 8LE | **£440,000 Freehold**

Situated within a popular road close to Mellows Park, this Victorian terrace house is offered for sale with no chain. The property boasts 2 reception rooms, a fitted kitchen and a utility room on the ground floor. The first floor boasts two double bedrooms and a spacious bathroom.

Wallington station and town centre are located within easy reach along with a range of reputable schools for most ages.

GROUND FLOOR
446 sq ft. (41.4 sq.m.) approx.



1ST FLOOR
385 sq ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq ft. (77.3 sq.m.) approx.
While 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

ENTRANCE HALL

LOUNGE 10' 6" x 9' 10" (3.2m x 3m)

DINING ROOM 11' 8" x 10' 4" (3.56m x 3.15m)

KITCHEN 11' 8" x 8' 4" (3.56m x 2.54m)

UTILITY ROOM 8' 2" x 6' (2.49m x 1.83m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 10' 4" (4.01m x 3.15m)

BEDROOM 2 11' 9" x 7' 10" (3.58m x 2.39m)

BATHROOM 11' x 8' 4" (3.35m x 2.54m)

FRONT AND REAR GARDENS

CLOSE TO MELLOWS PARK

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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk