



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.



I O IAL HLOOK ARKEA: 852 Sq.M. (77.3 Sq.M.) approx.

Whist every attempt has been made to ensure the accuracy of the Rooplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error contistion 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

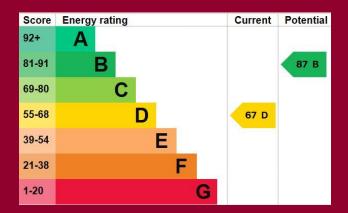
**CLOSE TO MELLOWS PARK** 

**NO CHAIN** 





IMP ORTANT 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 regul ations 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.



## 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