

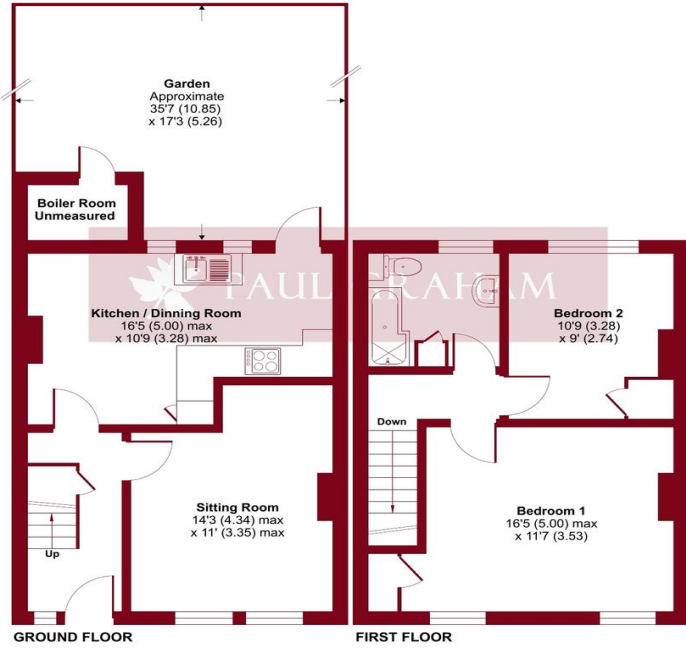


18 Mint Road, Wallington, Surrey, SM6 0TY | **£460,000 Freehold**

This immaculately presented end of terrace period house has been updated throughout by the current owner boasts a good size sitting room and an open plan kitchen/diner on the ground floor. The first floor boasts two good size bedrooms and modern bathroom. Outside, there are well maintained front and rear gardens. Mint Road is a popular no through road located between Wallington and Carshalton so offers good transport links and access to a range of shops, restaurants and other amenities.

Mint Road, Wallington, SM6

Approximate Area = 756 sq ft / 70.2 sq m (excludes boiler room)
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Paul Graham, REF: 1102960

ENTRANCE HALL

SITTING ROOM 14' 3" x 11' 0" (4.34m x 3.35m)

KITCHEN/DINER 16' 5" x 10' 9" (5m x 3.28m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 16' 5" x 11' 7" (5m x 3.53m)

BEDROOM 2 10' 9" x 9' 0" (3.28m x 2.74m)

BATHROOM

FRONT AND REAR GARDENS



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		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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