



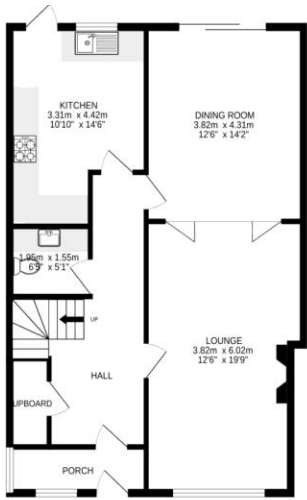
PAUL GRAHAM



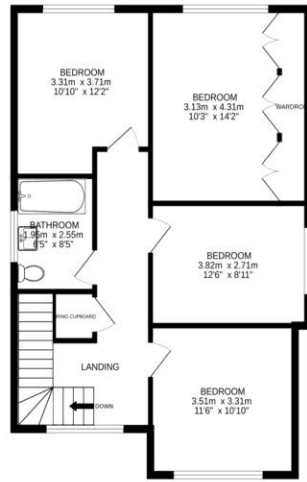
41a Grosvenor Road, Wallington, Surrey, SM6 0EN | **£710,000 Freehold**

Offered for sale with no chain, this spacious detached family house which would benefit from some updating is located within walking distance of Wallington station and town centre. The property boasts four good size bedrooms and two large reception rooms. There is also a fitted kitchen, separate utility room/wc and good size bathroom. Outside, there are gardens to the front and rear and a garage.





Ground floor  
72.1 sq.m. (776 sq.ft.) approx.



1st floor  
69.2 sq.m. (745 sq.ft.) approx.

TOTAL FLOOR AREA : 141.3 sq.m. (1521 sq.ft.) approx.  
Measurements are approximate. See to scale. Illustrative purposes only.  
Made with Metropac 2004.

**ENTRANCE HALL** 17' 4" x 7' 11" (5.28m x 2.41m)

**LOUNGE** 19' 11" x 11' 5" (6.07m x 3.48m)

**DINING HALL** 14' 7" x 12' 4" (4.44m x 3.76m)

**KITCHEN** 14' 4" x 10' 11" (4.37m x 3.33m)

**UTILITY ROOM** 6' x 5' (1.83m x 1.52m)

**STAIRS TO FIRST FLOOR AND LANDING**

**BEDROOM 1** 14' 8" x 12' 5" (4.47m x 3.78m)

**BEDROOM 2** 12' x 10' 11" (3.66m x 3.33m)

**BEDROOM 3** 12' 5" x 8' 11" (3.78m x 2.72m)

**BEDROOM 4** 11' 4" x 10' 7" (3.45m x 3.23m)

**BATHROOM**

**FROND AND REAR GARDENS**

**GARAGE**

**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		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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