



54 Milton Road, Wallington, Surrey, SM6 9RW | **£599,999 Freehold**

Paul Graham are delighted to present this beautifully presented extended end of terrace house which is located within easy reach of shops, bus routes and a range of reputable schools including Wilson's and Bandon Hill.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.
Whilst 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE 15' x 10' 9" (4.57m x 3.28m)

KITCHEN/DINER 18' 9" x 16' 3" (5.72m x 4.95m)

DOWNSTAIRS WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' x 10' 6" (4.27m x 3.2m)

BEDROOM 2 12' 3" x 10' (3.73m x 3.05m)

BEDROOM 3 8' 6" x 6' (2.59m x 1.83m)

BATHROOM

GOOD SIZE GARDEN

OFF STREET 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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