



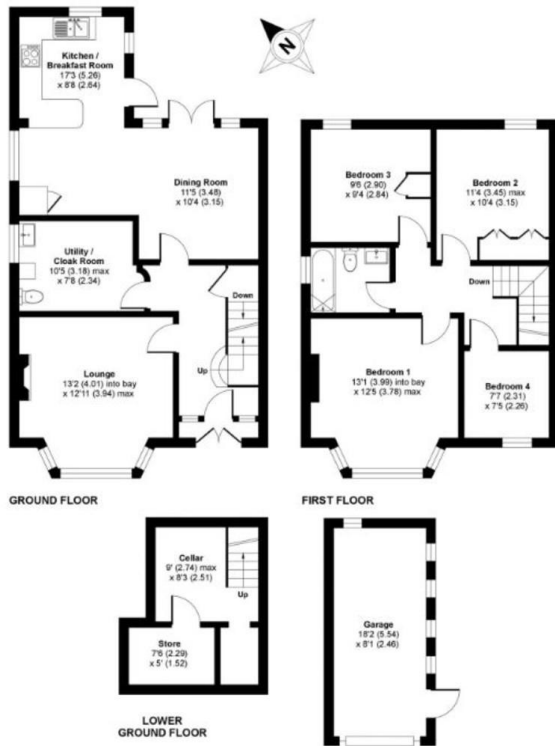
## 74 Park Lane, Wallington, Surrey, SM6 0TL | **Guide Price £645,000 Freehold**

We are pleased to market this attractive 4 bedroom semi detached Edwardian house, which has a good size entrance hall with stairs down to a cellar, 2 reception rooms, a 17ft Kitchen/breakfast room and a utility room with WC. The first floor has 4 bedrooms and a family bathroom. with off street parking for 2/3 cars and a shared drive to garage and a good size rear garden. Situated between Wallington and Carshalton with easy access to all the local amenities including schools and train stations.



## Park Lane, Wallington, SM6

Approximate Area = 1534 sq ft / 143 sq m (includes garage)  
For identification only - Not to scale



**RICS** Certified Property Measurement Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©richcom 2021. Produced for Greenwich Estate Agents. REF: 149555

## ENTRANCE HALL

**CELLAR** 14' 6" x 8' 3" (4.42m x 2.51m)

**RECEPTION** 11' 3' 3" x 12' 11" (4.04m x 3.94m)

**RECEPTION** 211' 6" x 10' 4" (3.51m x 3.15m)

**UTILITY ROOM WITH WC** 9' 5" x 7' 7" (2.87m x 2.31m)

**KITCHEN/BREAKFAST ROOM** 17' 2" x 8' 7" (5.23m x 2.62m)

## LANDING

**BEDROOM** 113' 3" x 12' 5" (4.04m x 3.78m)

**BEDROOM** 211' 5" x 10' 4" (3.48m x 3.15m)

**BEDROOM** 39' 6" x 9' 4" (2.9m x 2.84m)

**BEDROOM** 47' 7" x 7' 5" (2.31m x 2.26m)

**BATHROOM** 5' 11" x 5' 2" (1.8m x 1.57m)

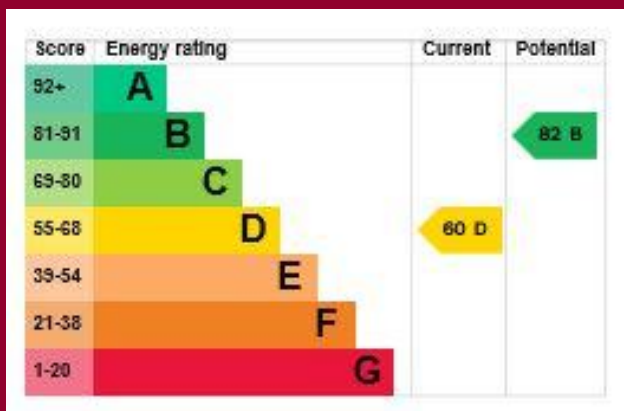
## OFF ROAD PARKING

## SHARED DRIVE AND GARAGE

## GARDEN



**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.



## WALLINGTON

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