



PAUL GRAHAM

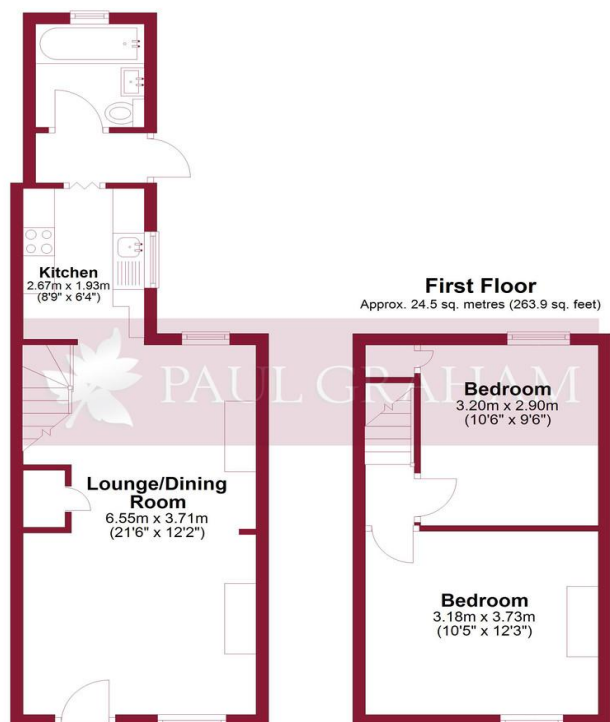


**32 Upper Road, Wallington, Surrey, SM6 8JY | £400,000 Freehold**

This two double bedroom charming Victorian cottage is located in a quiet cul-de-sac close to Mellows Park. There is a range of highly regarded local schools, Wallington town centre containing a good mix of shops, restaurants and mainline station nearby. The property benefits from a 21ft lounge/diner, modern kitchen and bathroom. A paved courtyard style rear garden. No chain

## Ground Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.

Plan produced using PlanUp.

## LOUNGE/DINER

**LOUNGE AREA** 12' 2" x 10' 4" (3.71m x 3.15m)

**DINING AREA** 12' 2" x 10' 7" (3.71m x 3.23m)

**KITCHEN** 8' 9" x 6' 4" (2.67m x 1.93m)

**LOBBY** 5' 8" x 2' 9" (1.73m x 0.84m)

**GROUND FLOOR BATHROOM** 0' 0" x 0' 0"

## LANDING

**BEDROOM 1** 12' 3" x 10' 5" (3.73m x 3.18m)

**BEDROOM 2** 10' 6" x 9' 6" (3.2m x 2.9m)

## COURTYARD STYLE REAR 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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