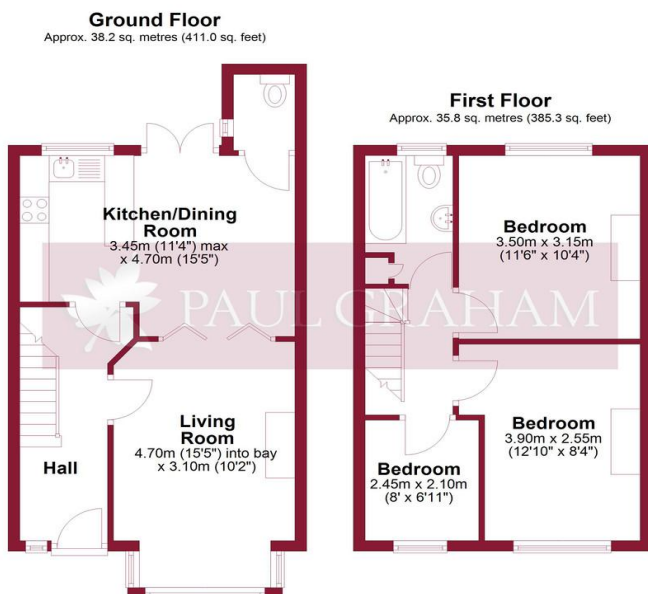




5 Bute Road, Wallington, Surrey, SM6 8BZ | **Guide Price £450,000 Freehold**

This 3 bedroom terraced house is located in a popular road within walking distance of Beddington Park. A range of reputable schools including Holy Trinity and Beddington Infants can be found closeby. The property boasts a good size lounge, an open plan kitchen/diner and utility/wc. Viewing advised.



Total area: approx. 74.0 sq. metres (796.3 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.

ENTRANCE HALL

LOUNGE 15' 5" x 10' 2" (4.7m x 3.1m)

KITCHEN/DINER 15' 5" x 11' 4" (4.7m x 3.45m)

UTILITY ROOM/WC

STAIRS TO THE FIRST FLOOR

LANDING

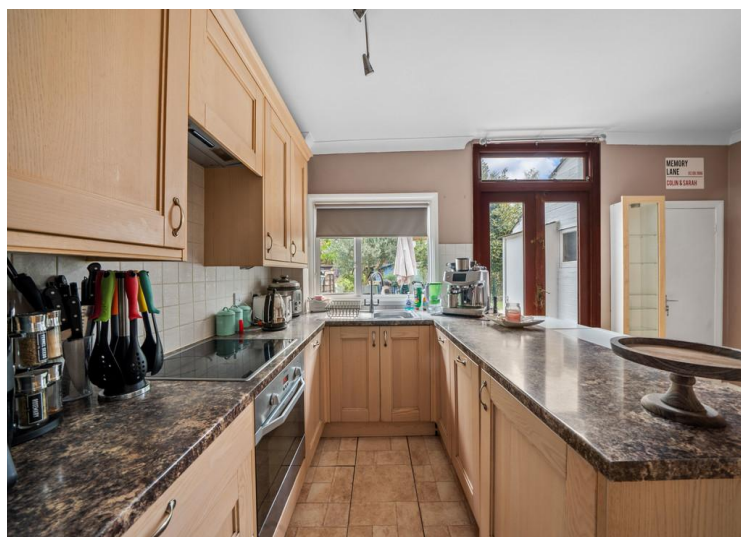
BEDROOM 1 12' 10" x 8' 4" (3.91m x 2.54m)

BEDROOM 2 11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM 3 8' x 6' 11" (2.44m x 2.11m)

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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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