

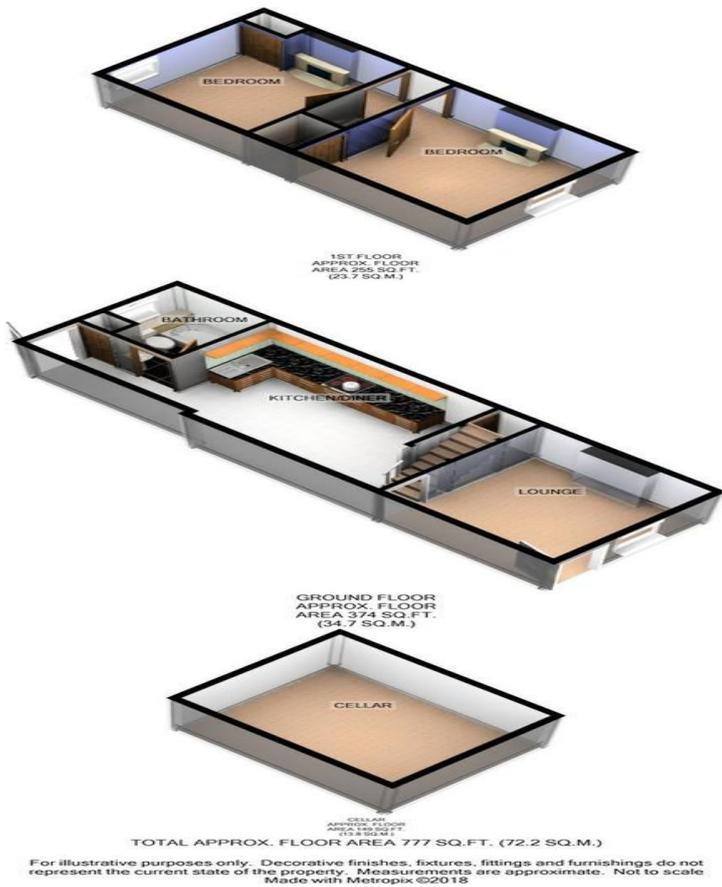


 PAUL GRAHAM



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

Paul Graham are pleased to market this well presented 2 bedroom period house situated on a popular residential road close to Mellows Park. The property benefits from a separate reception room, open plan kitchen/diner, modern white suite bathroom and 2 good sized bedrooms on the first floor. Double glazed, gas central heated and has a cellar. Viewing recommended.



TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

RECEPTION ROOM 11' 0" x 10' 10" (3.35m x 3.3m)

KITCHEN/DINER 15' 1" x 10' 8" (4.6m x 3.25m)

INNER HALL

BATHROOM

1ST FLOOR

BEDROOM 1 11' 3" x 11' (3.43m x 3.35m)

BEDROOM 2 11' x 9' 3" (3.35m x 2.82m)

PAVED FRONT GARDEN

REAR GARDEN

WELL PRESENTED THROUGHOUT

CELLAR



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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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