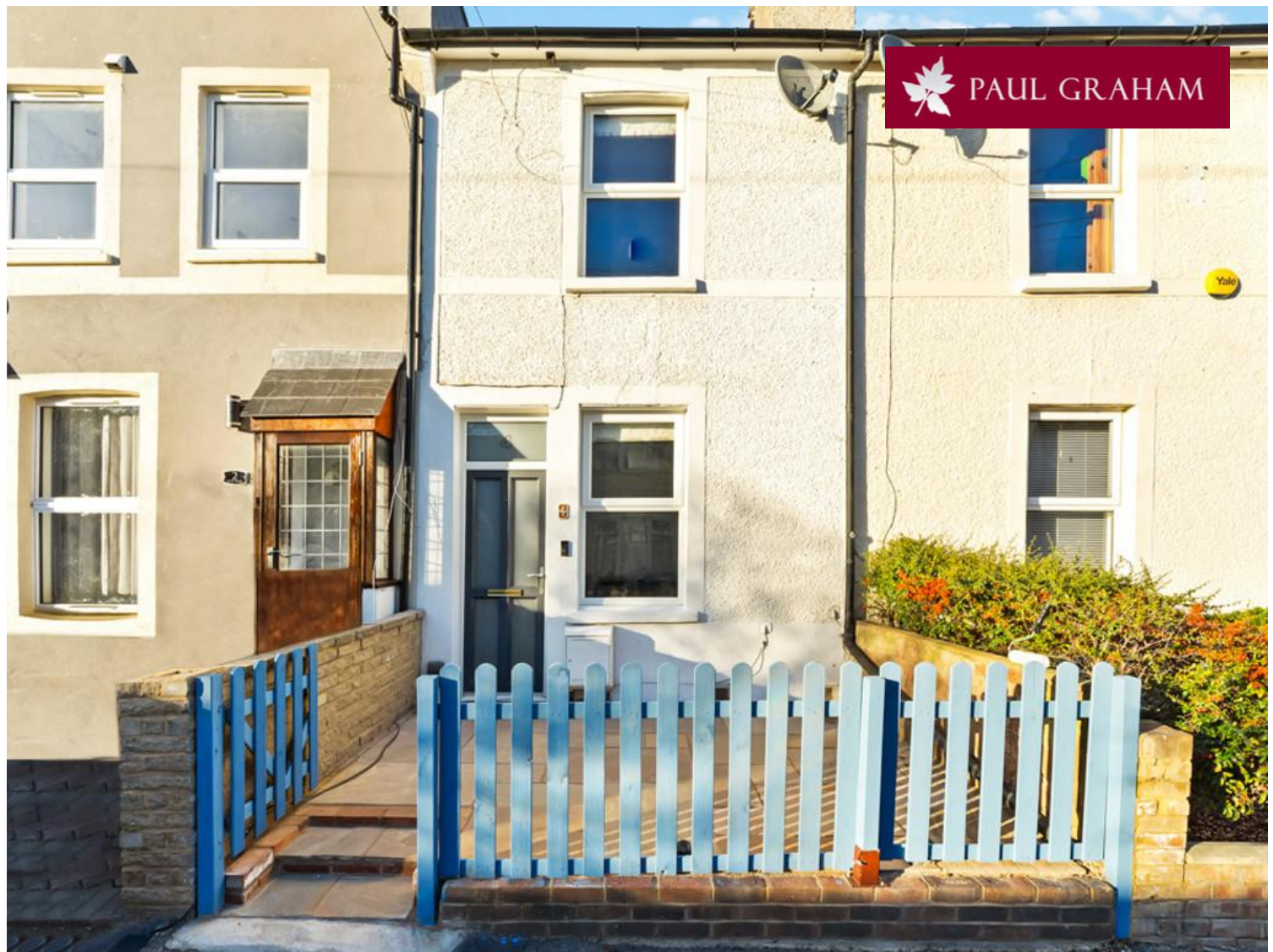
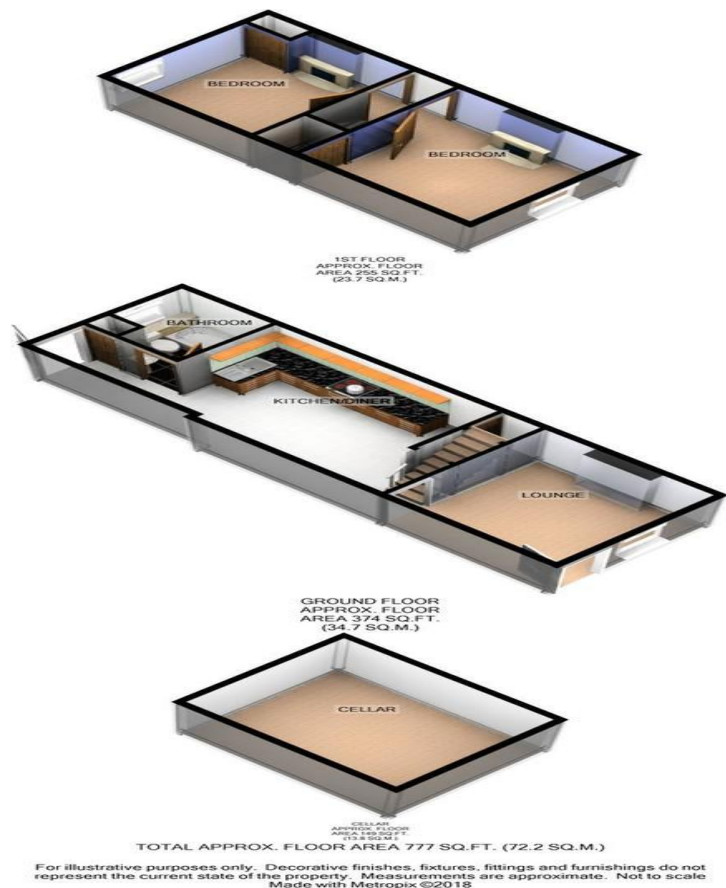




4 Upper Road, Wallington, Surrey, SM6 8JY | £390,000 Freehold

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.



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

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk