

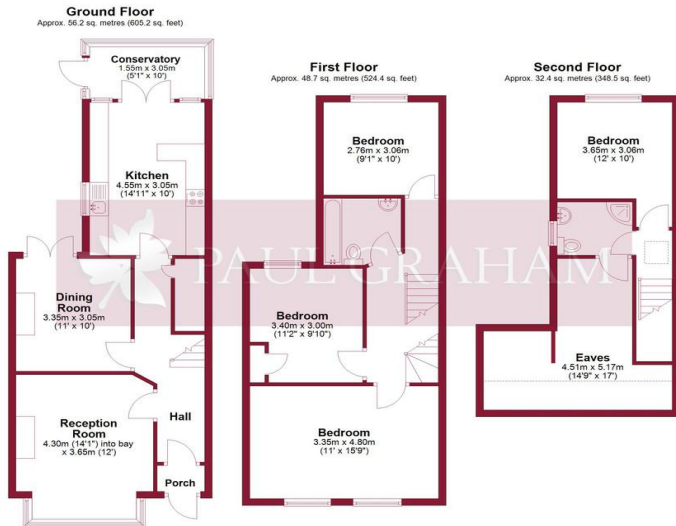


 **PAUL GRAHAM**



22 Taylor Road, Wallington, Surrey, SM6 0AX | Guide Price £750,000 Freehold

Situated in a sought-after road conveniently positioned between both Wallington and Carshalton centres this attractive four bedroom family home offers good size living accommodation. Boasting two sizeable receptions rooms and a modern kitchen/breakfast room. There are four bedrooms, two bath/shower rooms and good size garden at the rear. Viewing advised.



Total area: approx. 137.3 sq. metres (1478.1 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.
Produced by Paul Graham.
Plan produced using PlanUp.

PORCH

ENTRANCE HALL

LOUNGE 14' 1" x 12' (4.29m x 3.66m)

DINING ROOM 11' 0" x 10' 0" (3.35m x 3.05m)

KITCHEN/BREAKFAST ROOM 14' 11" x 10' (4.55m x 3.05m)

CONSERVATORY 10' x 5' 1" (3.05m x 1.55m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 9" x 11' (4.8m x 3.35m)

BEDROOM 2 11' 2" x 9' 10" (3.4m x 3m)

BEDROOM 3 10' x 9' 1" (3.05m x 2.77m)

BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 4 10' x 10' (3.05m x 3.05m)

SHOWER ROOM

EAVES STORAGE ROOM 14' 9" x 17' (4.5m x 5.18m)

GOOD SIZE REAR GARDEN

OFF STREET PARKING



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		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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