



PAUL GRAHAM



104 Tharp Road, Wallington, Surrey, SM6 8LE | **£475,000 Freehold**

Located in a tree lined road close to Mellows Park and reputable schools this three bedroom end of terrace house boasts a range of character features. The accommodation on the ground floor comprises a lounge/diner with log burner, a kitchen with range cooker and bathroom. Upstairs there are three good size bedrooms. At the rear there is a southerly aspect garden and utility area.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be done as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LOUNGE/DINER 23' 0" x 15' 5" (7.01m x 4.7m)

KITCHEN 9' 8" x 9' 4" (2.95m x 2.84m)

BATHROOM 8' 8" x 6' 11" (2.64m x 2.11m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 15' 5" x 11' 8" (4.7m x 3.56m)

BEDROOM 2 12' 3" x 9' 8" (3.73m x 2.95m)

BEDROOM 3 11' 4" x 9' 4" (3.45m x 2.84m)

SOUTHERLY ASPECT GARDEN

CLOSE TO EXCELLENT SCHOOLS



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		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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