



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. (9) 6.5 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, vindows, rooms and any other terms are approximate and no responsibility is taken for any error, ormission on mis-statement. This plant is for limits raise purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to the comparability of efficiency can be given.

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)

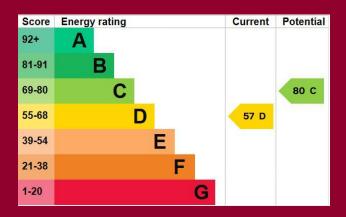
SOUTHERLY ASPECT GARDEN

CLOSE TO EXCELLENT SCHOOLS





IMP ORTANT 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.



WALLINGTON

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