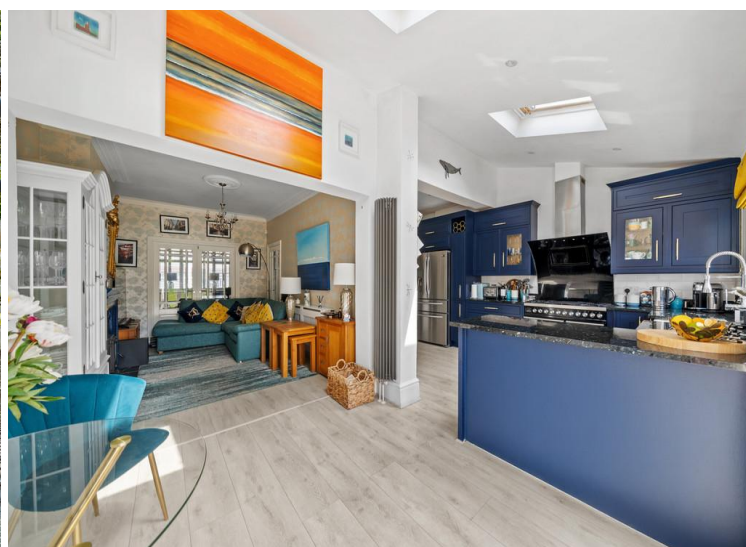


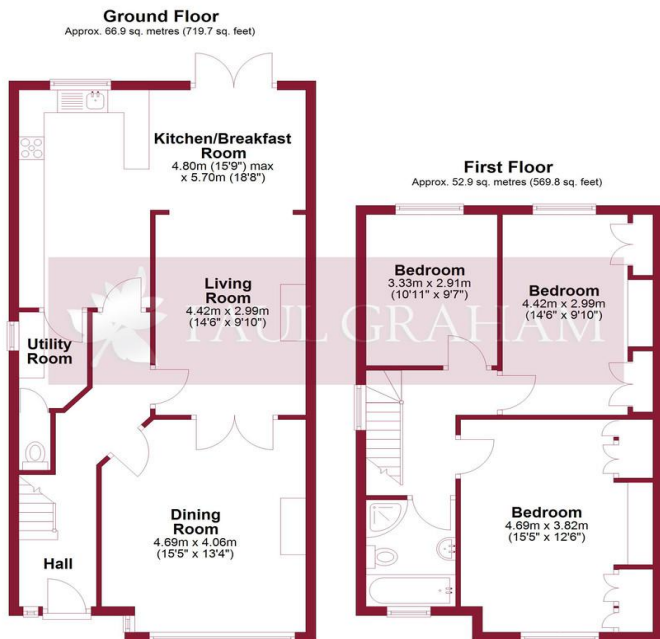


 **PAUL GRAHAM**



50 Osmond Gardens, Wallington, Surrey, SM6 8SU | Guide Price £645,000 Freehold

Paul Graham are pleased to market this attractive 3 double bedroom semi detached family home. Benefitting from 2 reception rooms, 15ft kitchen, utility room with WC and a breakfast room with doors out to the southerly facing garden. The first floor has 3 good size bedrooms and a spacious family bathroom. Outside there is a good size rear garden with summer house and off street parking. Situated on a popular residential road close to Wallington town centre and all the local amenities a viewing is recommended.



Total area: approx. 119.8 sq. metres (1289.5 sq. feet)

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

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION 1 15' 5" x 13' 4" (4.7m x 4.06m)

RECEPTION 2 14' 6" x 9' 10" (4.42m x 3m)

KITCHEN/BREAKFAST ROOM 15' 6" x 18' 8" (4.72m x 5.69m)

UTILITY ROOM WITH WC 7' 3" x 6' 1" (2.21m x 1.85m)

LANDING

BEDROOM 1 15' 5" x 12' 6" (4.7m x 3.81m)

BEDROOM 2 14' 6" x 9' 10" (4.42m x 3m)

BEDROOM 3 10' 11" x 9' 7" (3.33m x 2.92m)

BATHROOM 7' 8" x 6' 10" (2.34m x 2.08m)

OFF STREET PARKING

REAR GARDEN

SUMMER HOUSE/CABIN



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	63 D	
39-54	E		
21-38	F		
1-20	G		

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