

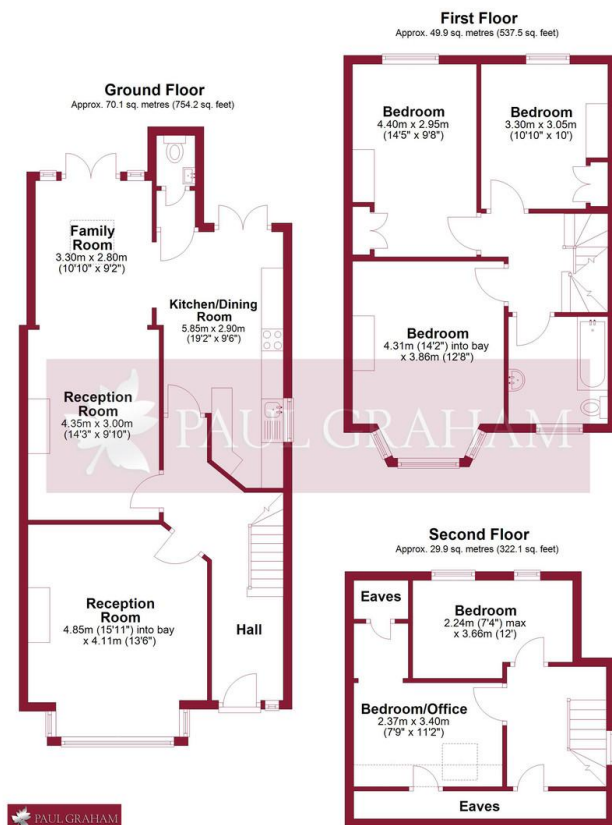


PAUL GRAHAM



56 Osmond Gardens, Wallington, Surrey, SM6 8SU | **Guide Price £700,000 Freehold**

This attractive semi detached family home is situated on a popular road within easy reach of a range of reputable schools, Wallington town centre and station. Having been well maintained, the property boasts spacious rooms and a southerly aspect garden.



ENTRANCE HALL

LOUNGE 15' 11" x 13' 6" (4.85m x 4.11m)

DINING ROOM 14' 3" x 9' 10" (4.34m x 3m)

KITCHEN/BREAKFAST ROOM 19' 2" x 9' 6" (5.84m x 2.9m)

FAMILY ROOM 10' 10" x 9' 2" (3.3m x 2.79m)

WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 2" x 12' 8" (4.32m x 3.86m)

BEDROOM 2 14' 5" x 9' 8" (4.39m x 2.95m)

BEDROOM 3 10' 10" x 10' 0" (3.3m x 3.05m)

BATHROOM

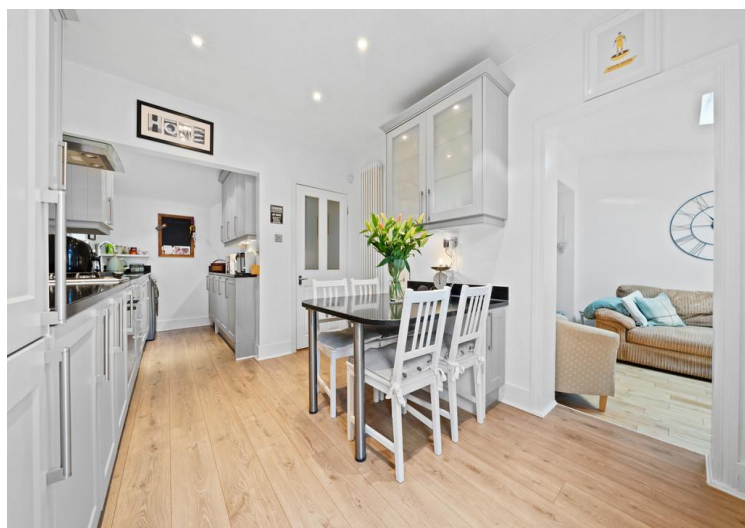
STAIRS TO THE TOP FLOOR

BEDROOM 4 12' 0" x 7' 4" (3.66m x 2.24m)

BEDROOM 5/OFFICE 11' 2" x 7' 9" (3.4m x 2.36m)

SOUTHERLY ASPECT 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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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