

**11A Leechcroft Road, Wallington, Surrey, SM6 7JF | Guide Price £550,000 Freehold**

Paul Graham are delighted to present this well presented three-bedroom semi detached family home which has been updated throughout by the current owners. Being well positioned for Wallington, Carshalton and Hackbridge stations, shops and other amenities, as well as a number of good schools this property is not to be missed.

## ENTRANCE HALL

**LOUNGE/DINER** 25' 0" x 9' 10" (7.62m x 3m)

**KITCHEN** 7' 7" x 6' 11" (2.31m x 2.11m)

## STAIRS TO THE FIRST FLOOR

## LANDING

**BEDROOM 1** 13' 2" x 9' 10" (4.01m x 3m)

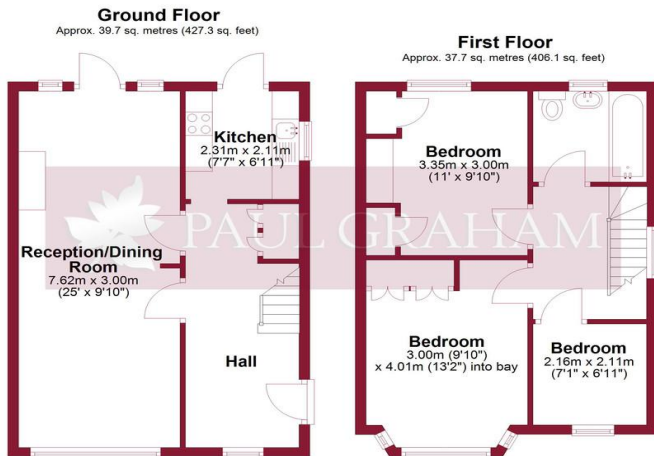
**BEDROOM 2** 11' 0" x 8' 10" (3.35m x 2.69m)

**BEDROOM 3** 7' 1" x 6' 11" (2.16m x 2.11m)

## BATHROOM

## LOW MAINTENANCE GARDEN

## DRIVEWAY PARKING



Total area: approx. 77.4 sq. metres (833.4 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.



**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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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