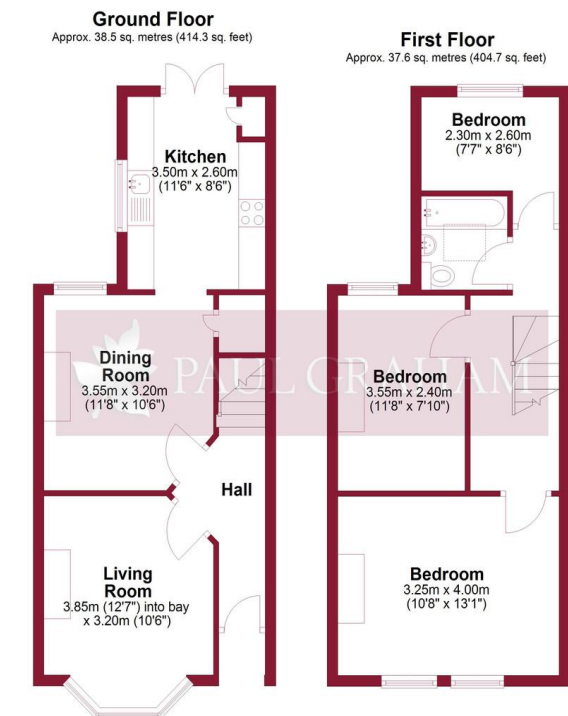




85 Tharp Road, Wallington, Surrey, SM6 8LG | £485,000 Freehold

A beautifully presented three bedroom period terraced home, offered in excellent condition, ideally located in a popular road within close proximity to highly regarded schools, Wallington town centre and mainline station. Having been updated by the current owner, the property is a mix of modern and character features, and an early viewing is highly recommended.



Total area: approx. 76.1 sq. metres (819.0 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 HALL

LIVING ROOM 12' 7" x 10' 6" (3.84m x 3.2m)

DINING ROOM 11' 8" x 10' 6" (3.56m x 3.2m)

KITCHEN 11' 6" x 8' 6" (3.51m x 2.59m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 10' 8" (3.99m x 3.25m)

BEDROOM 2 11' 8" x 7' 10" (3.56m x 2.39m)

BEDROOM 3 8' 6" x 7' 7" (2.59m x 2.31m)

BATHROOM

REAR GARDEN

CLOSE TO HIGHLY REGARDED 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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