



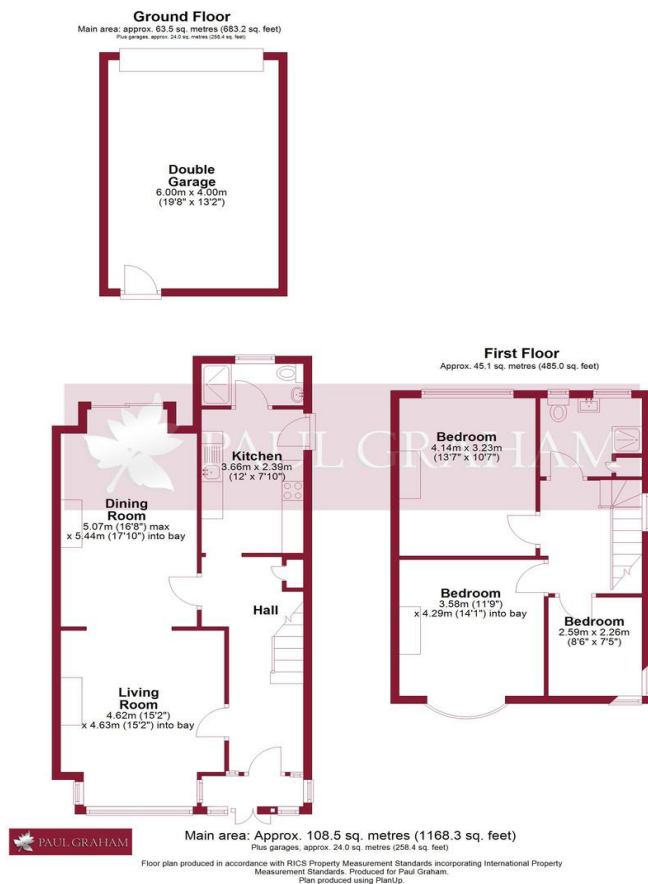
PAUL GRAHAM



22 Manor Road North, Wallington, Surrey, SM6 7NT | **£525,000 Freehold**

This attractive semi detached family home is positioned within easy reach of both Wallington town centre and Carshalton Village which provide an excellent selection of shops, restaurants and amenities including Westcroft Leisure Centre. The property which has been extended to the ground floor boasts good size living accommodation and a double garage at the rear.





## ENTRANCE PORCH

## ENTRANCE HALL

**LIVING ROOM** 15' 2 max" x 15' 2" (4.62m x 4.62m)

**DINING ROOM** 17' 10" x 16' 8" (5.44m x 5.08m)

**KITCHEN** 12' 0" x 7' 10" (3.66m x 2.39m)

## SHOWER ROOM/WC

## STAIRS TO THE FIRST FLOOR

## LANDING

**BEDROOM 1** 14' 1" x 11' 9" (4.29m x 3.58m)

**BEDROOM 2** 13' 7" x 10' 7" (4.14m x 3.23m)

**BEDROOM 3** 8' 6" x 7' 3" (2.59m x 2.21m)

## SHOWER ROOM

## FRONT AND REAR GARDENS

## DOUBLE GARAGE

## CLOSE TO REPUTABLE 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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