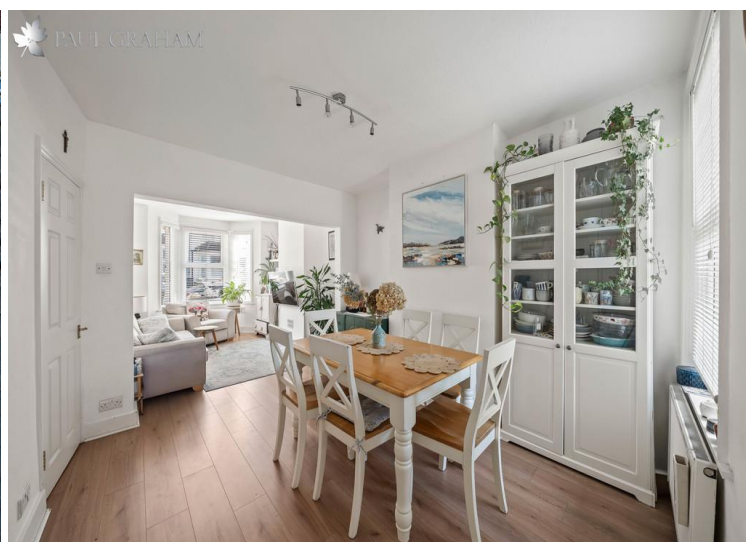


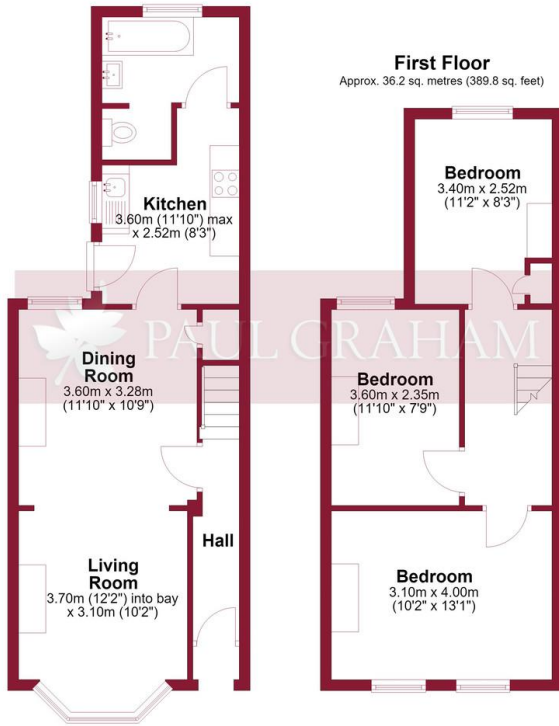


17 Tharp Road, Wallington, Surrey, SM6 8LG | **Guide Price £450,000 Freehold**

Situated in a popular residential road in Wallington, this attractive three-bedroom period terraced home conveniently located close to highly regarded schools, local parks, shops and transport links making an ideal home for first time buyers and families. The property is offered to the market with no onward chain.

Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.8 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

RECEPTION 1 12' 2" x 10' 2" (3.71m x 3.1m)

RECEPTION 2 11' 10" x 10' 9" (3.61m x 3.28m)

KITCHEN 11' 10" x 8' 3" (3.61m x 2.51m)

BATHROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 10' 2" (3.99m x 3.1m)

BEDROOM 2 11' 10" x 7' 9" (3.61m x 2.36m)

BEDROOM 3 11' 2" x 8' 3" (3.4m x 2.51m)

REAR GARDEN

NO ONWARD CHAIN



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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