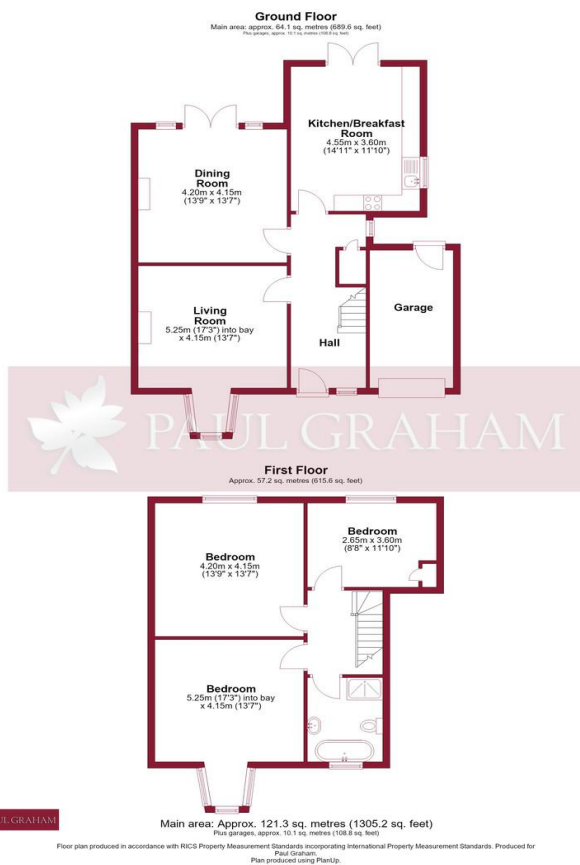




4 The Mead, South Wallington, Surrey, SM6 9DU | **Guide Price £725,000 Freehold**

Paul Graham are delighted to present this attractive semi detached family house which is situated in one of South's Wallington's most sought after roads, due to its proximity to excellent schools including Wilson's. Boasting a beautifully presented interior, this family home has been updated by the current owners but still offers the opportunity for the new owners to extend if required (STPP). An early viewing is advised.



ENTRANCE HALL

LIVING ROOM 17' 3 into bay" x 13' 7" (5.26m x 4.14m)

DINING ROOM 13' 9" x 13' 7" (4.19m x 4.14m)

KITCHEN/BREAKFAST ROOM 14' 11" x 11' 10" (4.55m x 3.61m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 17' 3 into bay" x 13' 7" (5.26m x 4.14m)

BEDROOM 2 13' 9" x 13' 7" (4.19m x 4.14m)

BEDROOM 3 11' 10" x 8' 8" (3.61m x 2.64m)

BATHROOM

LARGE REAR GARDEN

FRONT GARDEN AND DRIVEWAY

GARAGE

POPULAR ROAD CLOSE TO EXCELLENT 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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