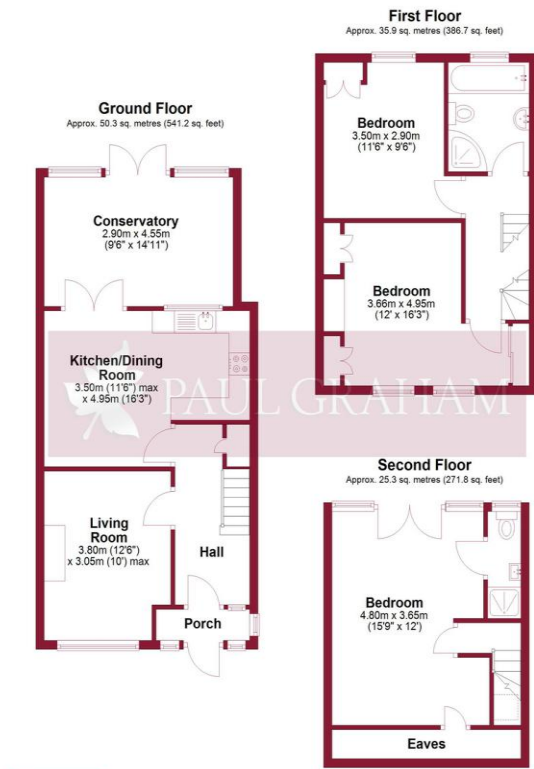


55 Upper Road, Wallington, Surrey, SM6 8JY | **£525,000 Freehold**

An attractive and spacious three double bedroom family home ideally positioned in a quiet no-through road, backing directly onto Mellows Park. The beautifully presented property offers generous and versatile accommodation comprising two reception rooms, a bright conservatory overlooking the landscaped rear garden, and two bath/shower rooms. The impressive master bedroom benefits from a Juliet balcony with delightful views across the park, creating a peaceful and private retreat.



PAUL GRAHAM Total area: approx. 111.5 sq. metres (1199.7 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 PORCH

ENTRANCE HALL

LIVING ROOM 12' 6" x 10' 0" (3.81m x 3.05m)

OPEN KITCHEN /DINER 16' 3" x 11' 6" (4.95m x 3.51m)

CONSERVATORY 14' 11" x 9' 6" (4.55m x 2.9m)

STAIRS TO THE FIRST FLOOR LANDING

BEDROOM 2 16' 3" x 12' (4.95m x 3.66m)

BEDROOM 3 11' 6" x 9' 6" (3.51m x 2.9m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 1 15' 9" x 12' 0" (4.8m x 3.66m)

EN SUITE SHOWER ROOM

LANDSCAPED REAR GARDENS

OFF STREET PARKING

POPULAR NO THROUGH ROAD

BACKING ONTO MELLOWS ROAD

WITHIN EASY REACH OF EXCELLENT SCHOOLS

VIEWING ADVISED



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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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