



228 Stafford Road, South Wallington, Surrey, SM6 8PF | **£585,000 Freehold**

Situated in a sought-after location opposite Wilson's School, this attractive three-bedroom end-of-terrace house offers spacious and versatile accommodation, having been extended on the ground floor to create excellent family living space. The property boasts a well-presented interior and the benefit of no chain.

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 15' 5 into bay" x 12' 2" (4.7m x 3.71m)

DINING ROOM 12' 6" x 12' 4" (3.81m x 3.76m)

KITCHEN 13' 11" x 10' 6" (4.24m x 3.2m)

UTILITY ROOM

SHOWER ROOM

STAIRS TO THE FIRST FLOOR

BEDROOM 11' 5" into bay" x 11' 4" (4.6m x 3.45m)

BEDROOM 12' 8" x 11' 4" (3.86m x 3.45m)

BEDROOM 3' 8" 10" x 7' 7" (2.69m x 2.31m)

BATHROOM

OFF STREET PARKING

DOUBLE GARAGE

NO CHAIN



Total area: approx. 116.0 sq. metres (1248.1 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.



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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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