

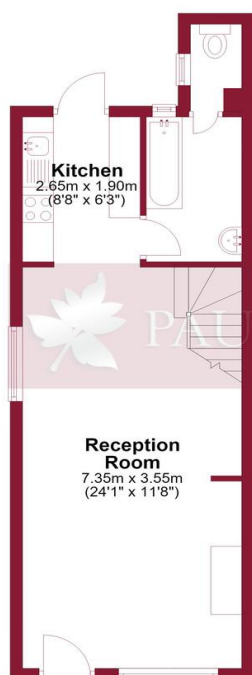


27 Upper Road, Wallington, Surrey, SM6 8JY | **Guide Price £400,000 Freehold**

Paul Graham are pleased to market this 2 bedroom semi detached house. The property has off street parking and is situated on a quiet residential road which backs onto Mellows Park. The property is well presented and is ready for a family to move straight in. Features include a 24ft through lounge that leads to the kitchen and bathroom, and the first floor has 2 bedrooms. There is side access to a good sized rear garden. Viewing is recommended on this no chain property.

Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.0 sq. feet)



Total area: approx. 63.4 sq. metres (681.9 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

RECEPTION ROOM 24' 1" x 11' 8" (7.34m x 3.56m)

KITCHEN 8' 7" x 6' 3" (2.62m x 1.91m)

BATHROOM 8' 7" x 4' 11" (2.62m x 1.5m)

SEPARATE WC

STAIRS TO 1ST FLOOR

BEDROOM 1 11' 8" x 11' (3.56m x 3.35m)

BEDROOM 2 12' 10" x 8' 7" (3.91m x 2.62m)

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

BACKS ONTO MELLOWS PARK

NO 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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