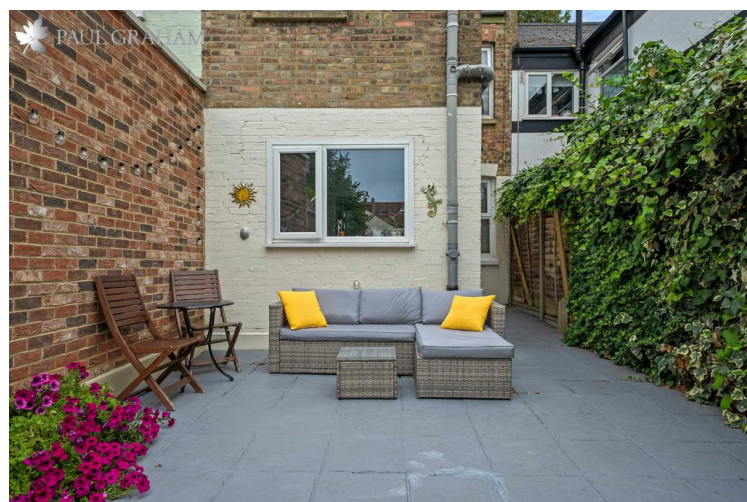
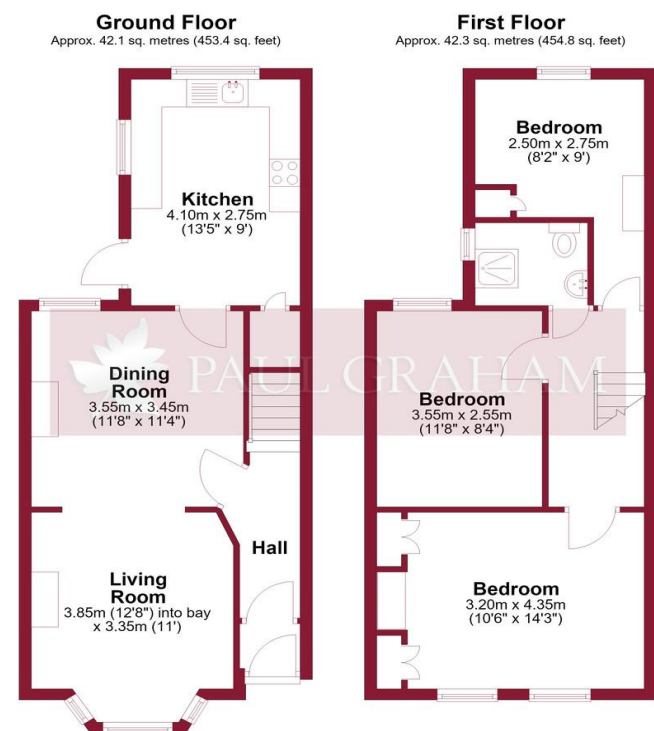




37 Mellows Road, Wallington, Surrey, SM6 8PS | **£485,000 Freehold**

Paul Graham are delighted to offer for sale this attractive Victorian terrace house which is positioned in a popular no through road close to Mellows Park. The property benefits from a well presented interior, with three bedrooms and a good size open plan lounge/diner. The rear garden provides an ideal space for entertaining. Viewing advised.



Total area: approx. 84.4 sq. metres (908.2 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

LOUNGE AREA 12' 8 into bay" x 11' 0" (3.86m x 3.35m)

DINING AREA 11' 8" x 11' 4" (3.56m x 3.45m)

KITCHEN 13' 5" x 9' 0" (4.09m x 2.74m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 3" x 10' 6" (4.34m x 3.2m)

BEDROOM 2 11' 8" x 8' 4" (3.56m x 2.54m)

BEDROOM 3 9' 0" x 8' 2" (2.74m x 2.49m)

BATHROOM

REAR GARDEN



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

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