



4 Bernard Road, Wallington, Surrey, SM6 0TU | £490,000 Freehold

Paul Graham are pleased to offer this beautifully presented three bedroom mid terrace family home, offered in stunning condition throughout and ideally situated in a popular residential location between Wallington and Carshalton. Offering a wide selection of shops, cafés, restaurants and everyday amenities along with well regarded schools.



Total area: approx. 88.4 sq. metres (951.0 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

LIVING ROOM/KITCHEN 22' 10" x 15' 1" (6.96m x 4.6m)

DINING ROOM 12' 1" x 7' (3.68m x 2.13m)

SUN ROOM 13' 6" x 6' 11" (4.11m x 2.11m)

BATHROOM

STAIRS TO THE FIRST FLOOR

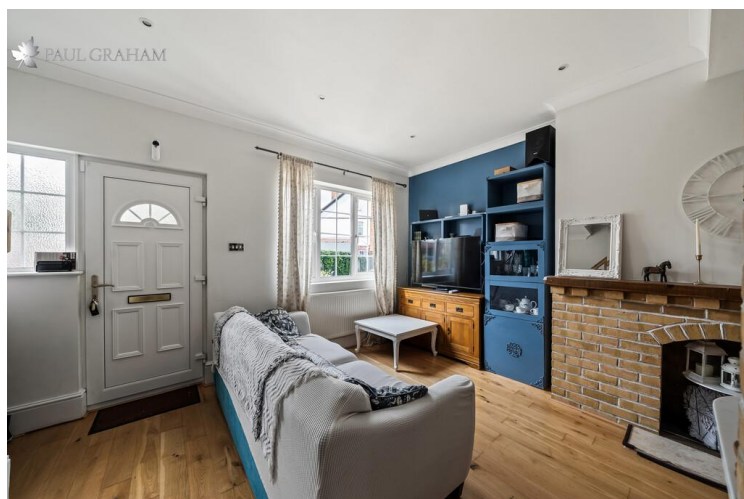
LANDING

BEDROOM 1 13' 0" x 10' 5" (3.96m x 3.18m)

BEDROOM 2 11' 11" x 8' 10" (3.63m x 2.69m)

BEDROOM 3 8' 9" x 5' 10" (2.67m x 1.78m)

LOW MAINTENANCE 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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