





34 Sandy Lane North, Wallington, Surrey, SM6 8JX | **£465,000 Freehold**

Situated within easy reach of local schools, Wallington town centre and Mellows Park, this three bedroom semi detached house offers well proportioned accommodation, making it an ideal family home. The property comprises two reception rooms, a fitted kitchen and three bedrooms to the first floor, together with a family bathroom. Externally, the property benefits from a garden to the side and rear along with off-street parking.



Total area: approx. 80.6 sq. metres (867.4 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

LOUNGE 11' 8" x 11' 6" (3.56m x 3.51m)

DINING ROOM 11' 6" x 11' 6" (3.51m x 3.51m)

KITCHEN 10' 8" x 10' 8" (3.25m x 3.25m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM 2 9' 4" x 8' 0" (2.84m x 2.44m)

BEDROOM 3

BATHROOM

SIDE AND REAR GARDENS

FRONT GARDEN

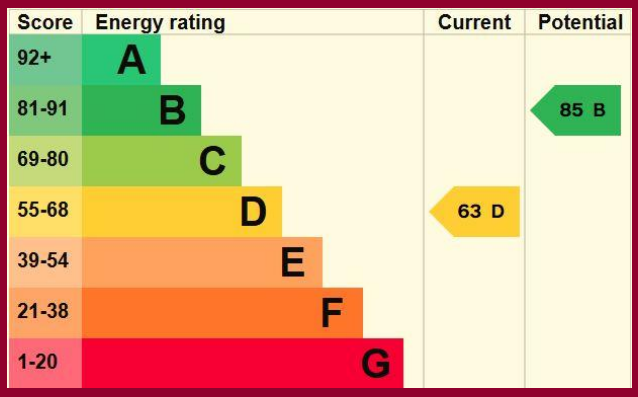
OFF STREET PARKING

OFFERED WITH 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.



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