



22 Sandy Lane North, Wallington, Surrey, SM6 8JX | **£375,000 Freehold**

Paul Graham are delighted to present this two bedroom semi detached house located in a popular road close to Mellows park. Whilst needing updating this property gives the owner an opportunity to put their 'own stamp' and create a fabulous home. Benefits include two reception rooms, a a good size kitchen and bathroom. Outside there is a good size rear garden.

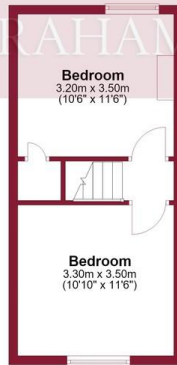
Ground Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



First Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 75.4 sq. metres (811.2 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 PORCH

LIVING ROOM 10' 10" x 11' 6" (3.3m x 3.51m)

DINING ROOM 10' 6" x 11' 6" (3.2m x 3.51m)

KITCHEN 11' 4" x 5' 9" (3.45m x 1.75m)

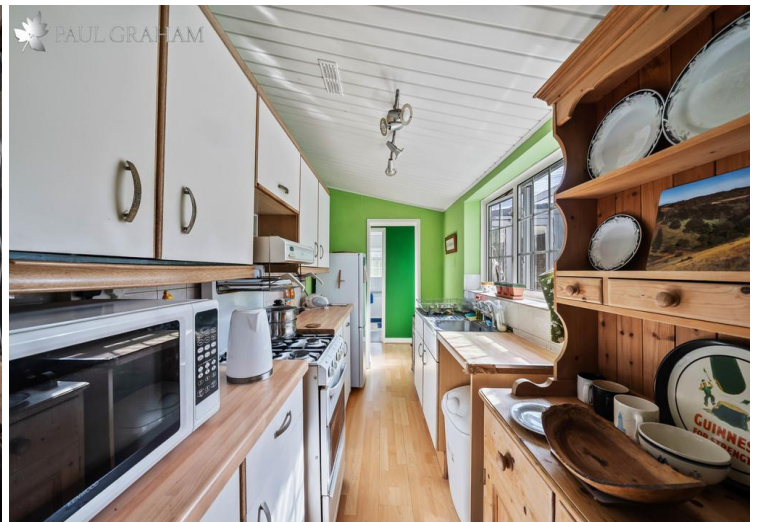
BATHROOM

STAIRS TO THE FIRST FLOOR

BEDROOM 1 10' 10" x 11' 6" (3.3m x 3.51m)

BEDROOM 2 10' 6" x 11' 6" (3.2m x 3.51m)

GOOD SIZE 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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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