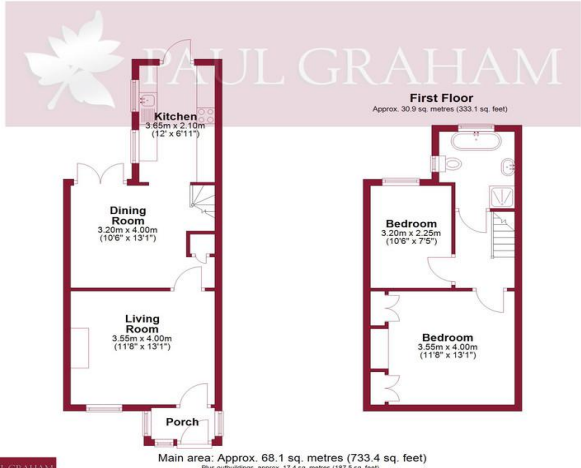
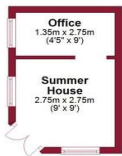




6 Francis Road, Wallington, Surrey, SM6 9AS | **£489,950 Freehold**

Paul Graham are delighted to offer this beautifully presented period terrace property offering deceptively spacious accommodation and a wonderful blend of charming character features with stylish modern finishes. Situated in a convenient and highly sought-after location, the property is within easy reach of the town centre, local shops, bus routes and the railway station, making it ideal for commuters and families alike.

Ground Floor
Main area: approx. 37.2 sq. metres (400.3 sq. feet)
Plus sublettings: approx. 17.4 sq. metres (187.3 sq. feet)



Main area: Approx. 68.1 sq. metres (733.4 sq. feet)
Plus sublettings: approx. 17.4 sq. metres (187.3 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.
Produced for Paul Graham.
Plan produced using Planity.

ENTRANCE PORCH

LOUNGE 13' 1" x 11' 8" (3.99m x 3.56m)

DINING ROOM 13' 1" x 10' 6" (3.99m x 3.2m)

KITCHEN 12' x 6' 11" (3.66m x 2.11m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 13' 1" x 11' 8" (3.99m x 3.56m)

BEDROOM 2 10' 6" x 7' 5" (3.2m x 2.26m)

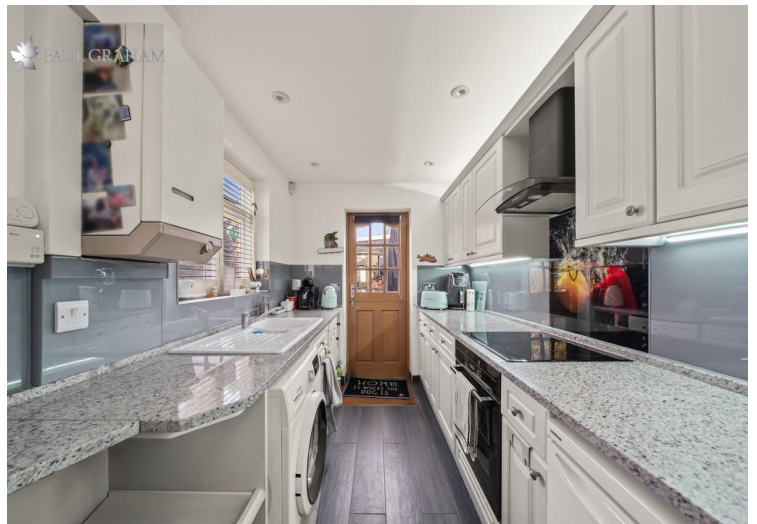
BATHROOM

GARDEN ROOM 9' 8" x 6' 11" (2.95m x 2.11m)

SUMMER HOUSE 9' x 9' (2.74m x 2.74m)

OFFICE 9' x 4' 5" (2.74m x 1.35m)

OFF STREET PARKING



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		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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