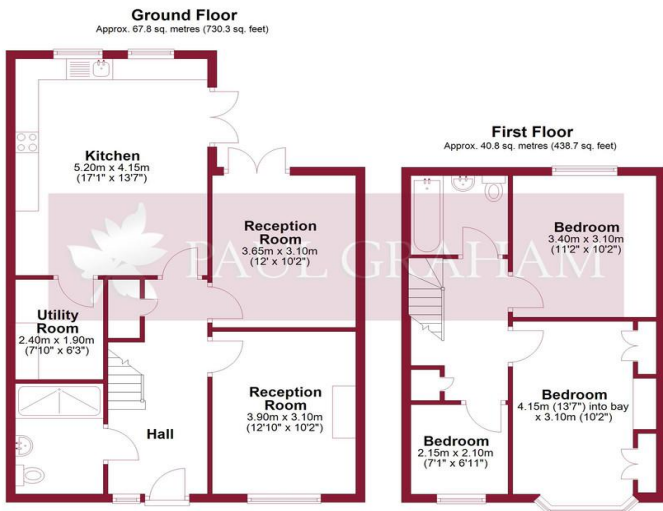


20 Lyndon Avenue, Wallington, Surrey, SM6 7JT | **£650,000 Freehold**

This beautifully presented three bedroom semi-detached family home in a popular area straddling both north Wallington and historical Carshalton, offering an ideal position close to highly regarded local schools and convenient transport links, including nearby stations. The property provides spacious and well-balanced accommodation throughout and has been maintained to a high standard by the current owners. An early viewing is advised.



Total area: approx. 108.6 sq. metres (1169.0 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 HALL**

**LOUNGE** 12' 10" x 10' 2" (3.91m x 3.1m)

**RECEPTION 2** 11' 2" x 10' 2" (3.4m x 3.1m)

**KITCHEN/BREAKFAST ROOM** 17' 1" x 13' 7" (5.21m x 4.14m)

**UTILITY ROOM** 7' 10" x 6' 3" (2.39m x 1.91m)

**SHOWER ROOM**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 13' 7 max" x 10' 2" (4.14m x 3.1m)

**BEDROOM 2** 11' 2" x 10' 2" (3.4m x 3.1m)

**BEDROOM 3** 7' 1" x 6' 11" (2.16m x 2.11m)

**BATHROOM**

**ENCLOSED REAR GARDEN**

**DRIVEWAY PARKING**

**BEAUTIFULLY PRESENTED THROUGHOUT**



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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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