

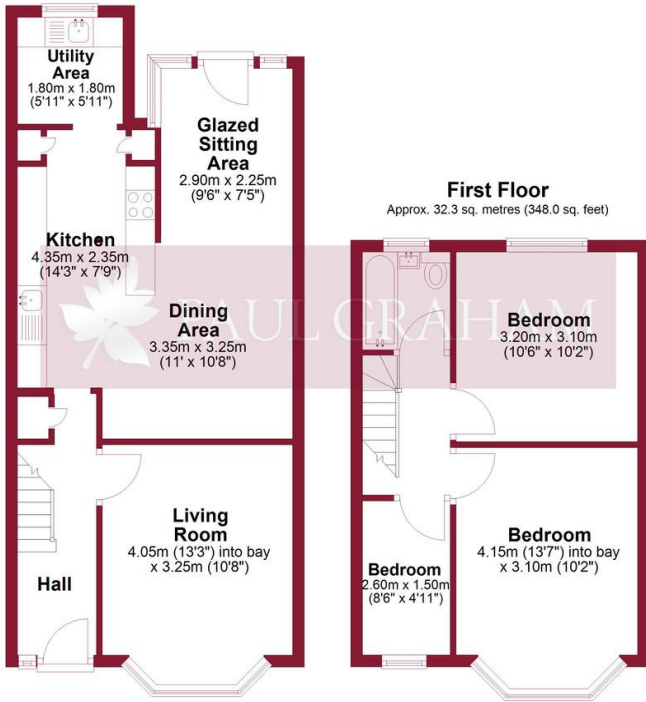


**18 Oxford Road, Wallington, Surrey, SM6 8SJ | Guide Price £585,000 Freehold**

Paul Graham are pleased to market this stunning 3 bedroom end of terraced house. The current owners have fully renovated this property to a high standard. Situated on a quiet residential road close to Wallington Town Centre and all the local amenities Wallington has to offer. The property has off street parking and a good sized low maintenance rear garden. Viewing is highly recommended on this no chain property.

## Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



## First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)

## ENTRANCE HALL

**RECEPTION 1** 13' 3" x 10' 6" (4.04m x 3.2m)

**RECEPTION 2** 10' 6" x 10' 4" (3.2m x 3.15m)

**GARDEN ROOM** 8' 8" x 7' 8" (2.64m x 2.34m)

**KITCHEN** 14' 3" x 7' 8" (4.34m x 2.34m)

**UTILITY ROOM** 5' 11" x 5' 9" (1.8m x 1.75m)

## LANDING

**BEDROOM 1** 13' 9" x 10' (4.19m x 3.05m)

**BEDROOM 2** 10' 4" x 10' (3.15m x 3.05m)

**BEDROOM 3** 8' 6" x 5' 11" (2.59m x 1.8m)

**BATHROOM** 5' 9" x 5' 5" (1.75m x 1.65m)

**REAR GARDEN** 55 ft Approximately

## OFF ROAD PARKING

Total area: approx. 80.1 sq. metres (861.9 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.



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	63 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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