



 PAUL GRAHAM



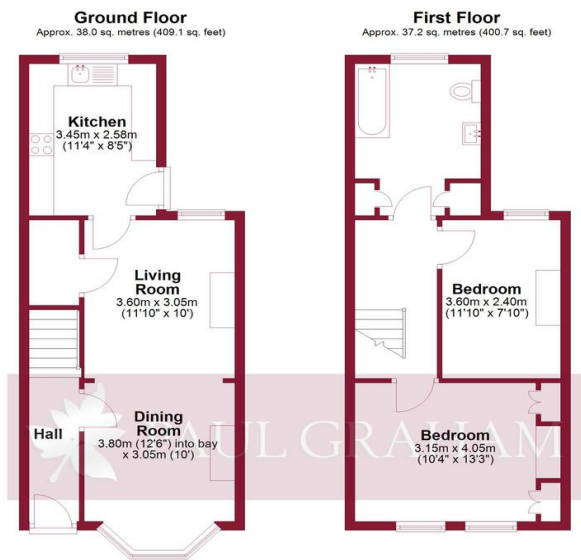
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39 Tharp Road, Wallington, Surrey, SM6 8LG | **£450,000 Freehold**

Offered for sale with no chain, this attractive period mid-terrace family home is situated on a popular residential road, conveniently positioned close to highly regarded schools, Mellows Park, and within walking distance of Wallington station, local shops, and a variety of amenities. The property provides excellent potential for buyers looking to update and personalise a home to their own taste.



Total area: approx. 86.8 sq. metres (934.2 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 HALL

LIVING ROOM 11' 10" x 10' 0" (3.61m x 3.05m)

DINING ROOM 12' 6 into bay" x 10' 0" (3.81m x 3.05m)

KITCHEN 11' 4" x 8' 5" (3.45m x 2.57m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 13' 3" x 10' 4" (4.04m x 3.15m)

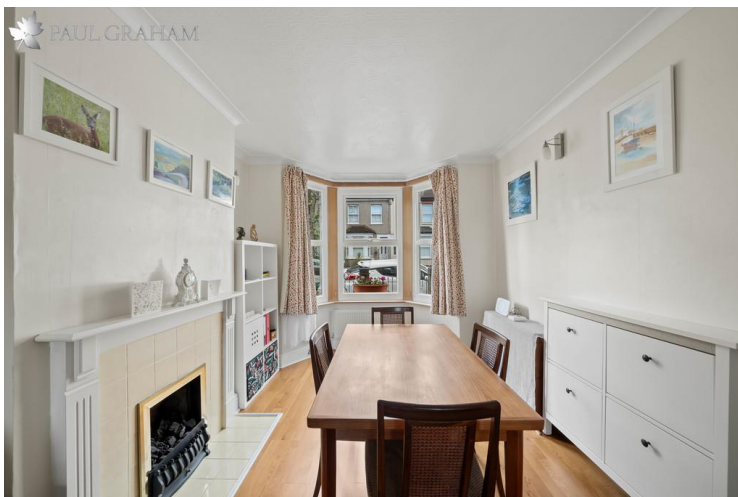
BEDROOM 2 11' 10" x 7' 10" (3.61m x 2.39m)

LOFT ROOM 11' 4" x 11' (3.45m x 3.35m)

BATHROOM 10' 11" x 8' 2" (3.35m x 2.51m)

REAR GARDEN 39' 4 approx" x 16' 4 approx" (11.99m x 4.98m)

CLOSE TO REPUTABLE SCHOOLS



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 errors should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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