

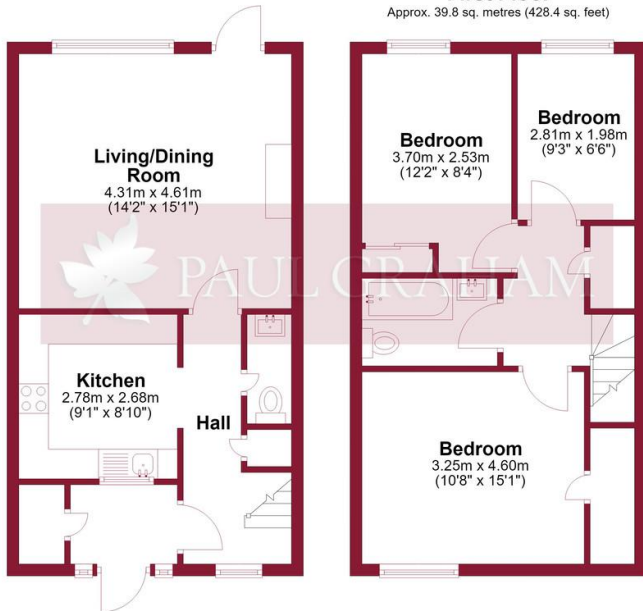


40 Waleton Acres, Carew Road, Wallington, Surrey, SM6 8PU | **£420,000 Freehold**

This three bedroom end of terrace house would make an ideal family home as it is within easy reach of a number of excellent schools. The property boasts a spacious entrance porch, refitted kitchen and a good size lounge with doors out to the low maintenance garden. Other benefits include a refitted bathroom, a ground floor WC and a garage en bloc.

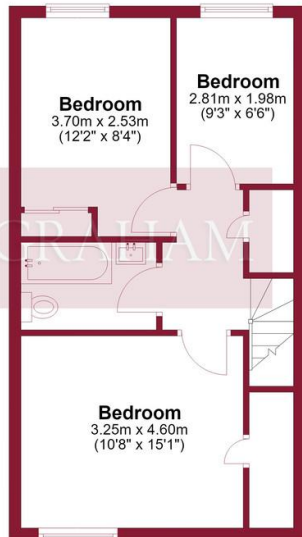
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 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

ENTRANCE HALL

LOUNGE/DINER 15' 1" x 14' 2" (4.6m x 4.32m)

KITCHEN 9' 1" x 8' 10" (2.77m x 2.69m)

WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 15' 1" x 10' 8" (4.6m x 3.25m)

BEDROOM 2 12' 2" x 8' 4" (3.71m x 2.54m)

BEDROOM 3 9' 3" x 6' 6" (2.82m x 1.98m)

BATHROOM

GARAGE

COURTYARD 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		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk