



38 Belmont Road, Wallington, Surrey, SM6 8TB | Guide Price £495,000 Freehold

Paul Graham is pleased to market this very well presented 3 bedroom Victorian house. The current owners have recently refurbished the property, in addition to the full décor, they have also created a ground floor WC and a stunning first floor family bathroom. The property boasts off street parking to the front and a southerly facing rear garden. Situated on a residential road, the house is ideally located in close proximity to excellent local schools. Wallington train station is a short walk away, with direct access to London Bridge and London Victoria. Viewings are recommended on this no chain property.

ENTRANCE HALL

RECEPTION 1 13' 1" x 11' 1" (3.99m x 3.38m)

RECEPTION 2 13' 6" x 8' 11" (4.11m x 2.72m)

KITCHEN 10' 10" x 8' 6" (3.3m x 2.59m)

BREAKFAST ROOM 8' 6" x 5' 9" (2.59m x 1.75m)

LANDING

BEDROOM 1 14' 5" x 12' 6" (4.39m x 3.81m)

BEDROOM 2 9' 10" x 8' 6" (3m x 2.59m)

BEDROOM 3 9' x 7' 10" (2.74m x 2.39m)

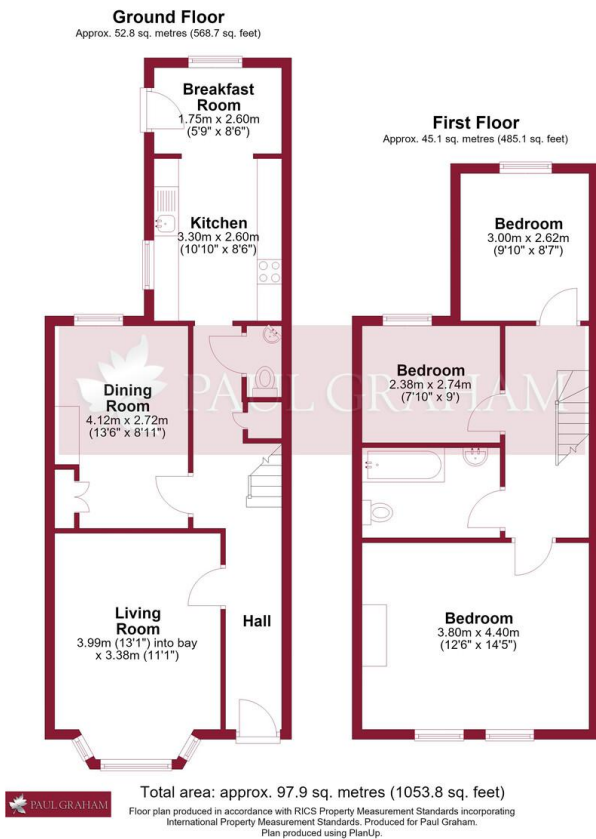
BATHROOM

OUTSIDE

OFF ROAD PARKING

REAR GARDEN

NO CHAIN



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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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