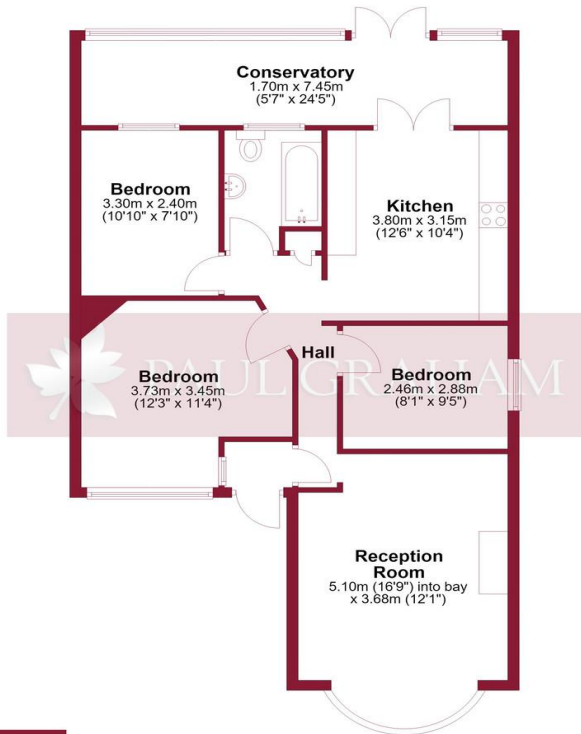




86 Plough Lane, Wallington, Surrey, SM6 8JQ | £425,000 Freehold

This spacious three bedroom semi-detached bungalow is conveniently situated close to local shops, bus routes, and everyday amenities. Offered to the market with no onward chain, the property provides well-proportioned accommodation throughout and would benefit from updating, allowing purchasers to modernise and personalise the home to their own tastes and requirements.

Ground Floor
Approx. 81.1 sq. metres (873.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.5 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 16' 9" x 12' 1" (5.11m x 3.68m)

KITCHEN/BREAKFAST ROOM

BEDROOM 1 12' 3 into bay" x 11' 4" (3.73m x 3.45m)

BEDROOM 2 9' 5" x 8' 1" (2.87m x 2.46m)

BEDROOM 3 10' 10" x 7' 10" (3.3m x 2.39m)

BATHROOM

LARGE REAR GARDEN

DRIVEWAY PARKING

GARAGE



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

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