



210 Waleton Acres, Carew Road, Wallington, Surrey, SM6 8PY | **£415,000 Freehold**

A well-presented two-bedroom house, ideally located in the heart of Wallington, within easy walking distance of the High Street, mainline station, and a wide range of local amenities including excellent shopping facilities, restaurants, transport links, and local schools.

## STORM PORCH

## ENTRANCE HALL

**LOUNGE/DINER** 14' 6" x 13' 2" (4.42m x 4.01m)

**KITCHEN** 9' 1" x 6' 9" (2.77m x 2.06m)

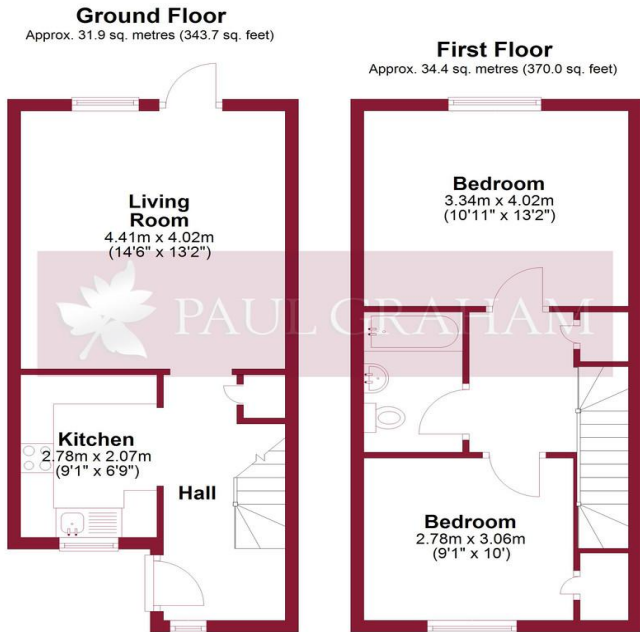
**BEDROOM 1** 13' 2" x 10' 11" (4.01m x 3.33m)

**BEDROOM 2** 10' 0" x 9' 1" (3.05m x 2.77m)

## BATHROOM

## LOW MAINTENANCE GARDEN

**WITHIN EASY REACH OF LOCAL SHOPS AND AMENITIES**



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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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