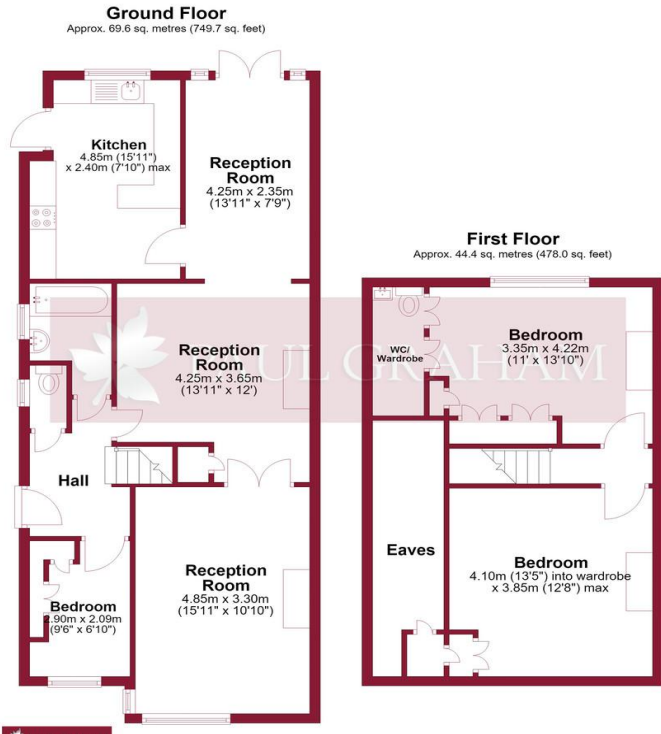


12 Wandleside, Wallington, Surrey, SM6 7DR | **Guide Price £500,000 Freehold**

Situated in a sought-after cul-de-sac location close to the beautiful Beddington Park, this attractive three-bedroom chalet-style house is offered to the market with no onward chain. The property provides spacious and versatile accommodation throughout and offers an excellent opportunity for buyers looking to modernise and add their own personal touch. While some updating is required, the home benefits from well-maintained garden.



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**

**LOUNGE** 15' 11" x 10' 10" (4.85m x 3.3m)

**DINING ROOM** 13' 11" x 7' 9" (4.24m x 2.36m)

**FAMILY ROOM** 13' 11" x 7' 9" (4.24m x 2.36m)

**KITCHEN**

**BED 3/STUDY** 9' 6" x 6' 10" (2.9m x 2.08m)

**BATHROOM AND SEPARATE WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM** 113' 5" x 12' 8 max" (4.09m x 3.86m)

**BEDROOM** 213' 10" x 11' 0" (4.22m x 3.35m)

**ENSUITE WC**

**REAR GARDEN**

**DRIVEWAY PARKING**

**POPULAR CUL DE SAC**

**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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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