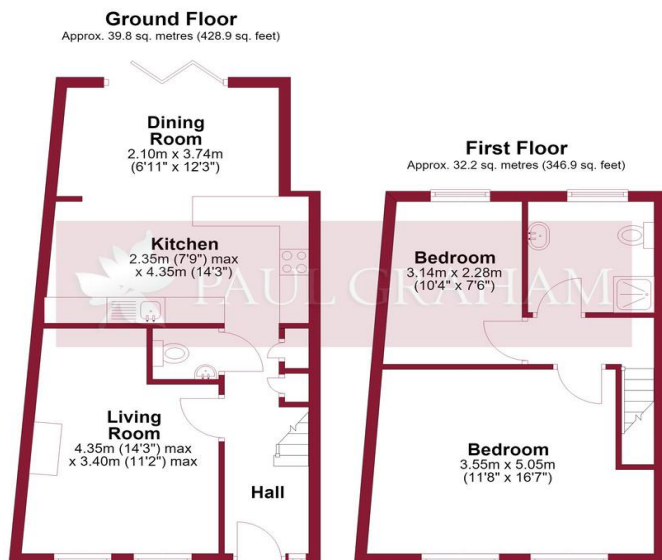




34 Mint Road, Wallington, Surrey, SM6 0TY | **£500,000 Freehold**

A beautifully presented two bedroom end of terrace house, which has been thoughtfully modernised and improved throughout by the current owners. The property which is situated within a sought after no through road combines contemporary living with excellent access to the amenities and transport links of Wallington and Carshalton Village.



Total area: approx. 72.1 sq. metres (775.8 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.



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

ENTRANCE HALL

LOUNGE 14AX' 3 Max" x 11' 2 max" (4.34m x 3.4m)

KITCHEN 14' 3" x 7' 9" (4.34m x 2.36m)

DINING ROOM 12' 3" x 6' 11" (3.73m x 2.11m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 16' 7" x 11' 8" (5.05m x 3.56m)

BEDROOM 2 10' 4" x 7' 6" (3.15m x 2.29m)

SHOWER ROOM

SOUTHERLY ASPECT GARDEN

WELL PRESENTED MODERN INTERIOR

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