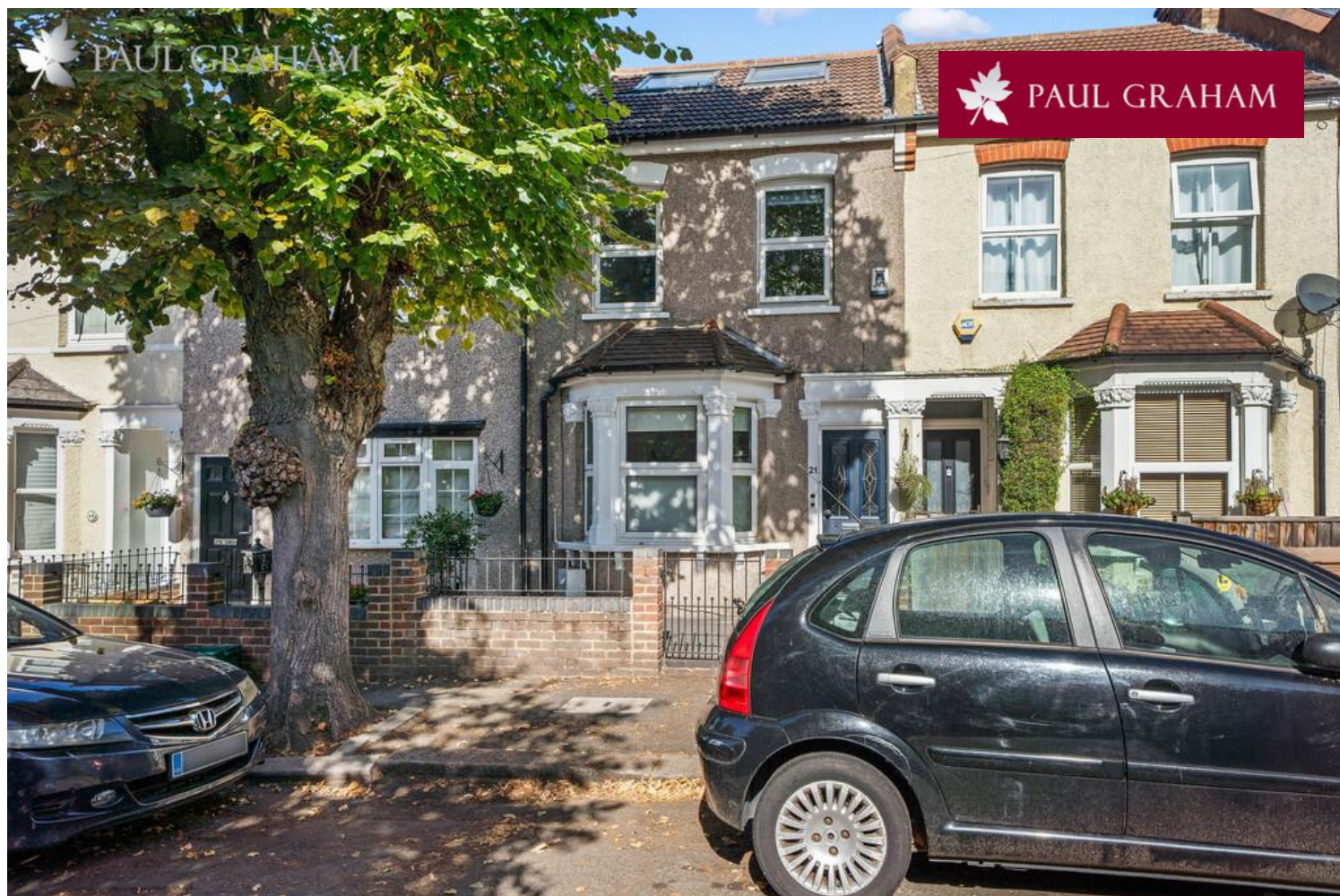




21 Mellows Road, Wallington, Surrey, SM6 8PS | **£550,000 Freehold**

A charming four bedroom period family home, situated on a quiet and desirable tree lined road within easy reach of Mellows Park, excellent schools and a short walk from Wallington town centre. Combining period character with modern family living, this attractive home is arranged over three floors and a viewing is recommended.

Ground Floor

Main area: approx. 41.5 sq. metres (446.5 sq. feet)
Plus outbuildings: approx. 7.3 sq. metres (78.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)

Second Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



Main area: Approx. 116.3 sq. metres (1251.3 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 HALL

LIVING ROOM 12' 10" into the bay" x 9' 10" (3.91m x 3m)

DINING ROOM 14' 2" x 11' 8" (4.32m x 3.56m)

KITCHEN 13' 9" x 9' (4.19m x 2.74m)

STAIRS TO THE FIRST FLOOR

BEDROOM 2 14' 2" x 10' 3" (4.32m x 3.12m)

BEDROOM 3 11' 9" x 8' 3" (3.58m x 2.51m)

BEDROOM 4 9' x 8' 10" (2.74m x 2.69m)

BATHROOM

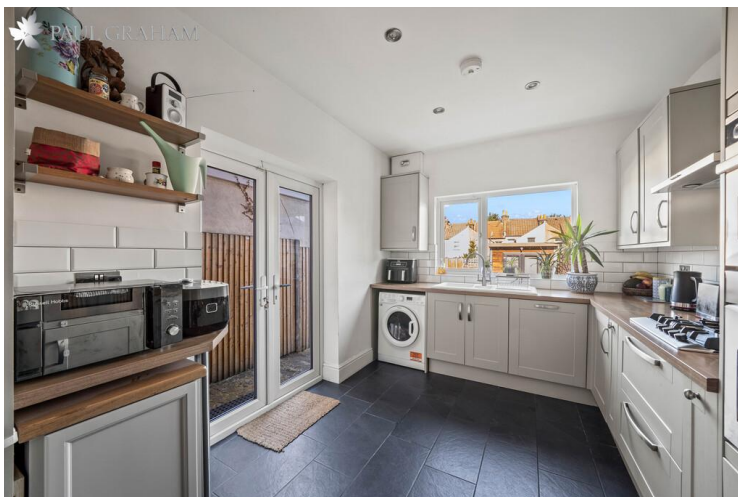
STAIRS TO THE TOP FLOOR

BEDROOM 1 17' 8" max" x 10' 11" (5.38m x 3.33m)

SHOWER ROOM

REAR GARDEN

HOME OFFICE 9' 10" x 7' 11" (3m x 2.41m)



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

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk