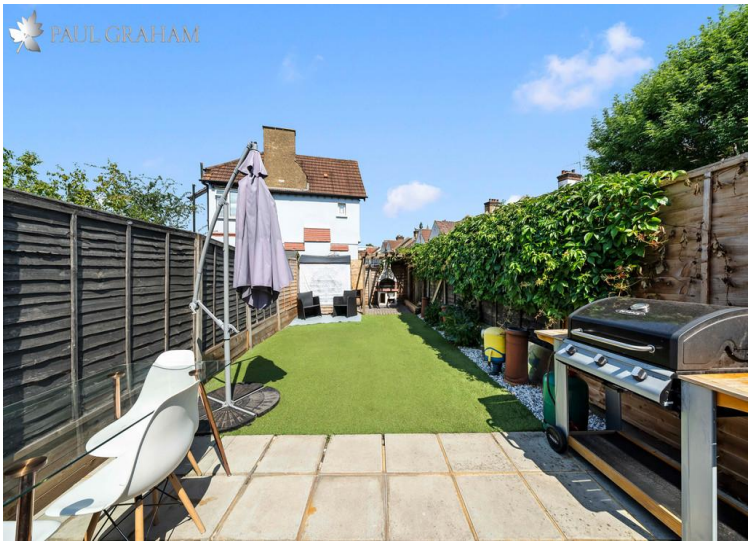
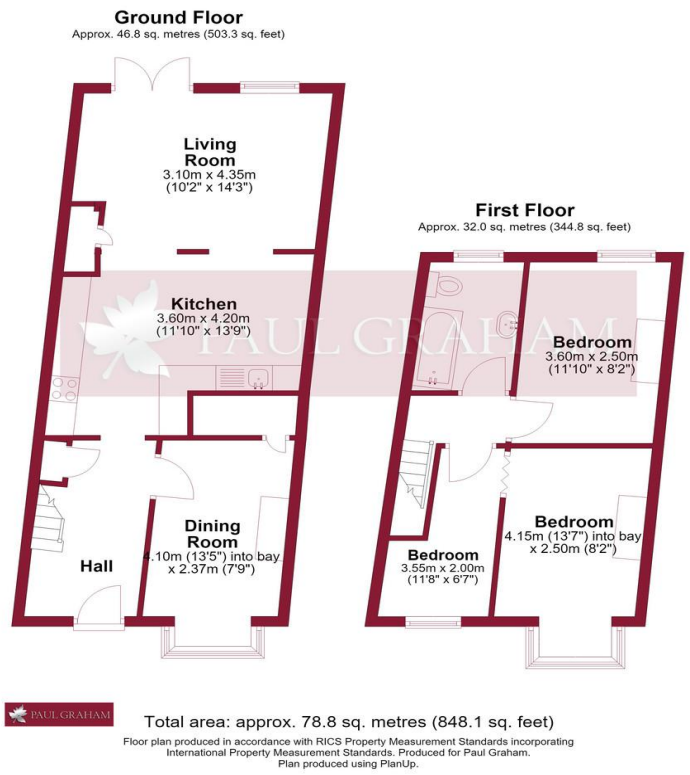






12 Bernard Road, Wallington, Surrey, SM6 0TU | **£490,000 Freehold**

A charming end-of-terrace period home offering spacious and well presented accommodation throughout. Having previously been extended, the property features a generous ground floor layout. Ideally situated within easy reach of both Wallington and Carshalton Village providing a wide range of local shops, cafés, restaurants, and amenities. Excellent transport links are also close by, with nearby stations providing convenient access into Central London.



Total area: approx. 78.8 sq. metres (848.1 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

LOUNGE 14' 3" x 10' 2" (4.34m x 3.1m)

OPEN PLAN KITCHEN 13' 9" x 11' 10" (4.19m x 3.61m)

DINING ROOM (CURRENTLY USED AS A BEDROOM) 13' 5 into bay" x 7' 9" (4.09m x 2.36m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 13' 7 into bay" x 8' 2" (4.14m x 2.49m)

BEDROOM 2 11' 10" x 8' 2" (3.61m x 2.49m)

BEDROOM 3 11' 8" x 6' 7" (3.56m x 2.01m)

BATHROOM

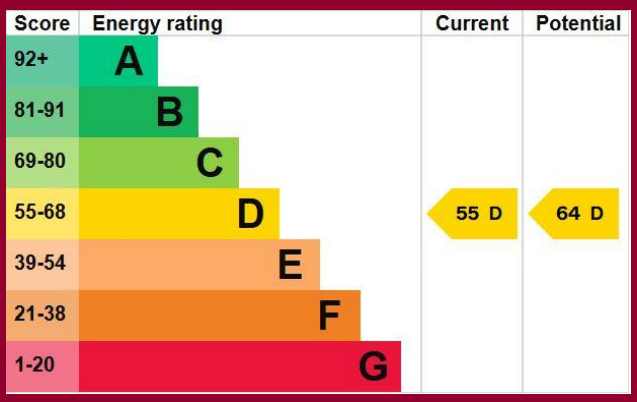
LOW MAINTENANCE GARDEN

CLOSE TO TRANSPORT LINKS AND SHOPS





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.



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