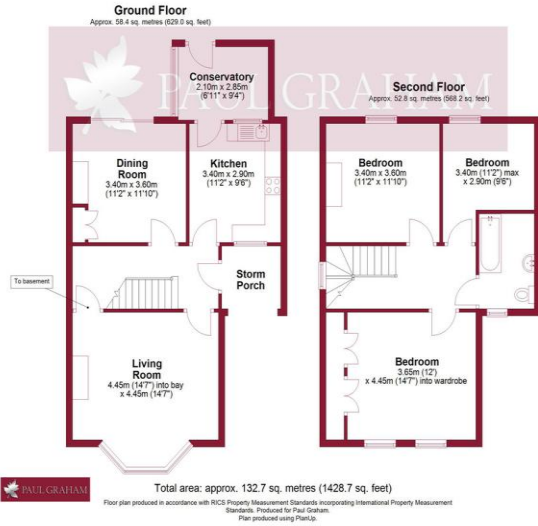




22 Hinton Road, Wallington, Surrey, SM6 9AU | **£595,000 Freehold**

This attractive three-bedroom end of terrace family home offers spacious and well-proportioned accommodation and benefits from no onward chain. Situated on a sought-after road within close proximity to the town centre and a variety of local shops and amenities, the property requires updating, however, it presents an excellent opportunity for those looking to create a home to their own taste.



ENTRANCE HALL

LOUNGE 14' 7 into bay" x 14' 7" (4.44m x 4.44m)

DINING ROOM 11' 10" x 11' 2" (3.61m x 3.4m)

KITCHEN 11' 2" x 9' 6" (3.4m x 2.9m)

CELLAR 17' 5 max" x 14' 7" (5.31m x 4.44m)

STAIRS

GALLERIED LANDING

BEDROOM 1 14' 7 max" x 12' 0" (4.44m x 3.66m)

BEDROOM 2 11' 10" x 11' 2" (3.61m x 3.4m)

BEDROOM 3 11' 2" x 9' 6" (3.4m x 2.9m)

BATHROOM

REAR GARDEN

OFF STREET PARKING X 2 CARS

FRONT GARDEN

NO CHAIN

WITHIN WALKING DISTANCE OF WALLINGTON TOWN CENTRE

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

WALLINGTON

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