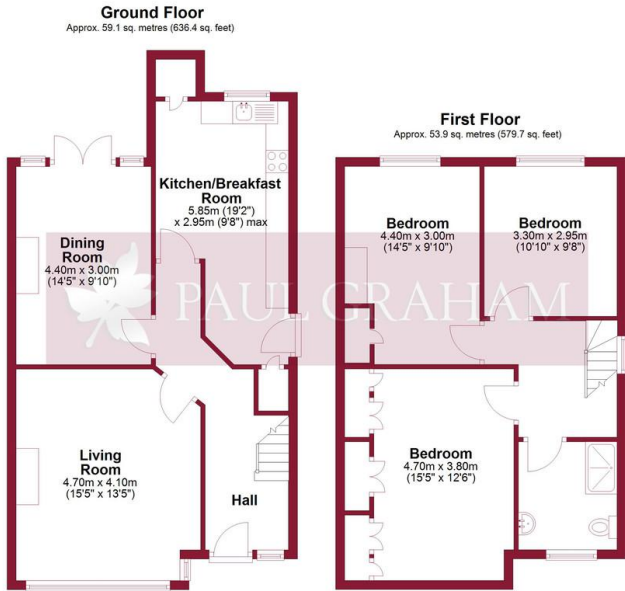




52 Osmond Gardens, Wallington, Surrey, SM6 8SU | **£675,000 Freehold**

This attractive semi detached family home is positioned in a sought after road close to excellent primary and secondary schools and Wallington two centre and station. The property boasts generous living accommodation and a good size kitchen/breakfast room. Upstairs there are three double bedrooms and a large modern shower room. A large southerly aspect rear garden creates an ideal entertaining space and also benefits a large workshop.



ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

REFITTED SHOWER ROOM

LARGE SOUTHERLY ASPECT GARDEN

DRIVEWAY PARKING



Total area: approx. 113.0 sq. metres (1216.1 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.



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	62 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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