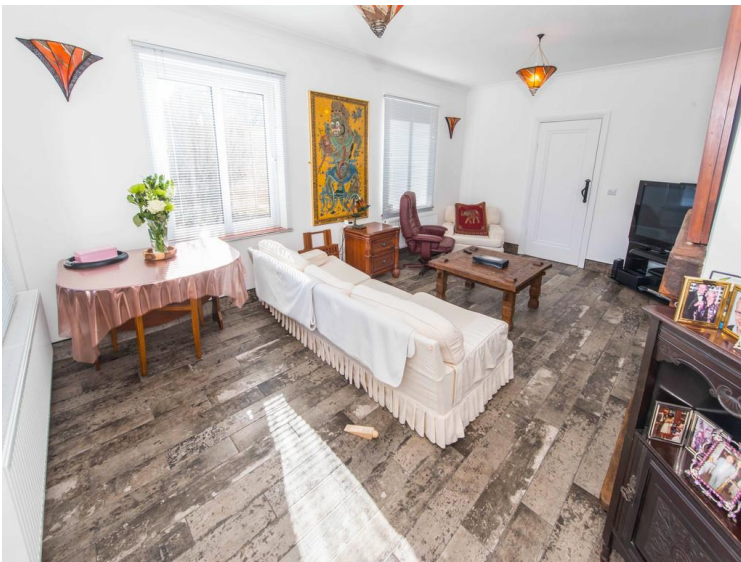




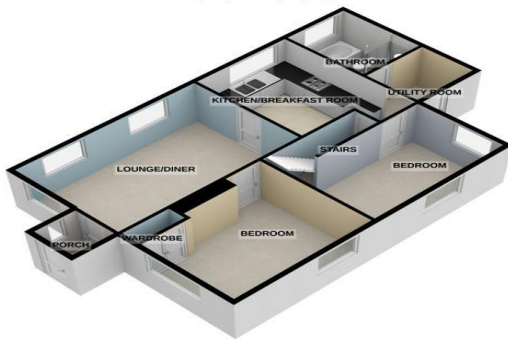
PAUL GRAHAM



51 Guy Road, Wallington, Surrey, SM6 7LZ | **Guide Price £500,000**

This pretty two double bedroom detached bungalow is situated in a secluded spot set back from the road and is offered for sale with no onward chain. The property has been updated by the current owners and benefits from a 18ft lounge/diner, a modern refitted kitchen/breakfast room, separate utility room and bathroom. Steps lead to a spacious loft room currently used for storage which benefits from an en-suite Wc (offering potential to be a full shower/bathroom). The driveway offers ample off street garden and leads to a car port at the

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENTRANCE HALL

LOUNGE/DINER 18' x 11' 7" (5.49m x 3.53m)

KITCHEN/BREAKFAST ROOM 14' 3 max" x 10' (4.34m x 3.05m)

UTILITY ROOM

BEDROOM 1 14' x 10' 1" (4.27m x 3.07m)

BEDROOM 2 14' 1" x 11' 7" (4.29m x 3.53m)

LOFT ROOM 21 max' x 11 max' (6.4m x 3.35m)

ENSUITE WC

SECLUDED GARDENS

DRIVEWAY WITH AMPLE PARKING

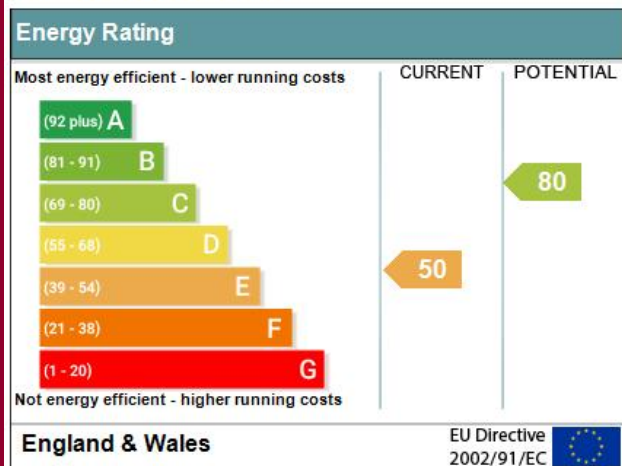
CAR PORT

NO CHAIN



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.

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