



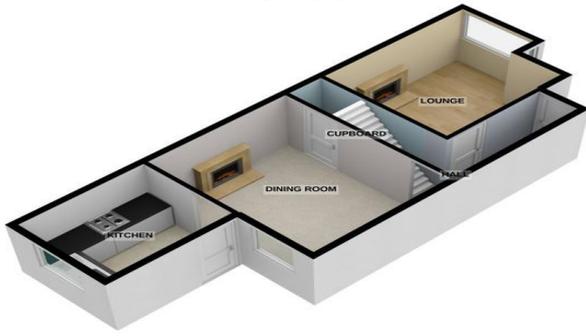
PAUL GRAHAM



15 Guy Road, Wallington, Surrey, SM6 7LZ | **Guide Price £420,000**

New to the market this well presented 2 bedroom semi-detached house. Situated on a quiet, sought after residential road close to Beddington Park. Local amenities and well regarded schools such as Wallington County Grammar School. Benefitting from 2 reception rooms, 2 double bedrooms, large 1st floor bathroom and a 45ft approximately rear garden. Viewing is recommended.

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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. Made with Metropix © 2021

## ENTRANCE HALL

RECEPTION 1 12' x 9' 10" (3.66m x 3m)

RECEPTION 2 12' 11" x 10' 6" (3.94m x 3.2m)

KITCHEN 8' 11" x 7' 3" (2.72m x 2.21m)

## LANDING

BEDROOM 1 13' 0" x 10' 0" (3.96m x 3.05m)

BEDROOM 2 10' 5" x 9' 3" (3.18m x 2.82m)

BATHROOM 9' x 7' 4" (2.74m x 2.24m)

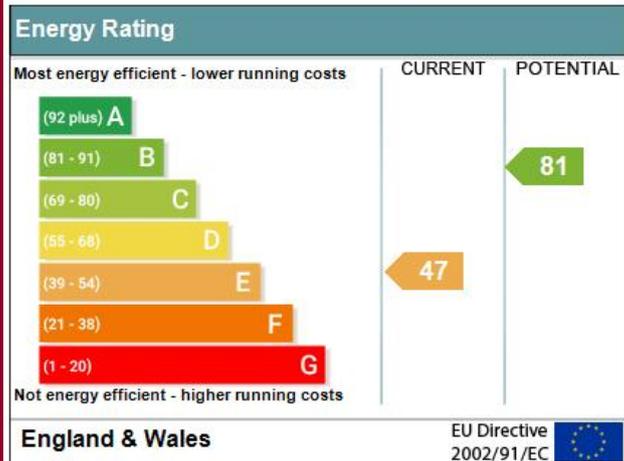
## 45FT REAR GARDEN

## LOFT



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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## WALLINGTON

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