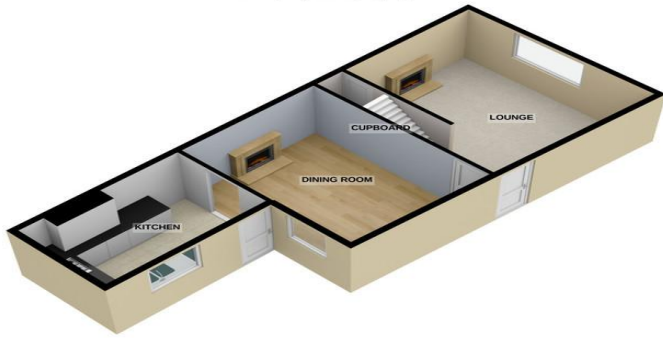




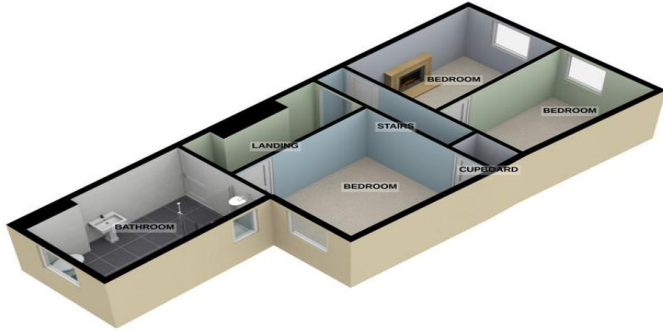
13 Westcroft Road, Wallington, Surrey, SM6 7HY | **Guide Price £410,000**

Situated in a no through road conveniently located within easy reach of Wallington, Hackbridge and Carshalton stations this two/three bedroom end of terrace Victorian house benefits from two reception rooms and a good size kitchen leading out to the rear garden. Upstairs, there are three bedrooms (one bedroom has been divided into two) and a spacious bathroom with free standing bath and separate shower. There are several parks within walking distance and Westcroft leisure centre is located at the end of the road. Viewing advised.

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 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

LOUNGE 14' 8" x 11' 1" (4.47m x 3.38m)

DINING ROOM 14' 9" x 11' (4.5m x 3.35m)

KITCHEN 12' 1" x 7' 11" (3.68m x 2.41m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 11' 1" x 7' 8" (3.38m x 2.34m)

BEDROOM 2 11' 1" x 7' (3.38m x 2.13m)

BEDROOM 3 11' x 10' 8" (3.35m x 3.25m)

SPACIOUS BATHROOM 12' 1" x 7' 11" (3.68m x 2.41m)

REAR GARDEN

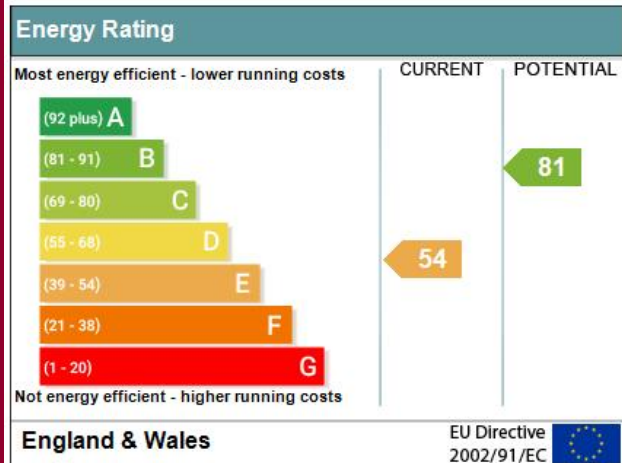
WALKING DISTANCE TO CARSHALTON VILLAGE



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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