

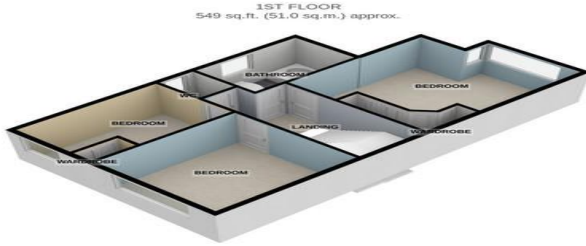


265 Croydon Road, Wallington, Surrey, SM6 7LR | **£650,000**

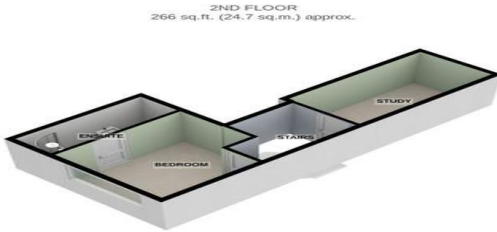
Paul Graham are delighted to offer this well presented family home which is located only a short walk from Beddington Park and a selection of reputable schools including Wallington County Grammar. The spacious interior is briefly comprised of a good size entrance hall, two reception rooms and a lovely 16'10 refitted kitchen. Upstairs, there are four bedrooms (one being en-suite), a study, family bathroom and separate Wc. Outside there is a good size southerly aspect rear garden and driveway with ample off street parking.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.

TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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 15' 2" x 12' 5" (4.62m x 3.78m)

DINING ROOM 15' 6" x 10' 11" (4.72m x 3.33m)

REFITTED KITCHEN 16' 10" x 7' 5" (5.13m x 2.26m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 15' 7" x 12' 5" (4.75m x 3.78m)

BEDROOM 2 11' 10" x 10' 10" (3.61m x 3.3m)

BEDROOM 3 11' 10" x 7' 4" (3.61m x 2.24m)

FAMILY BATHROOM 9' 6" x 5' 7" (2.9m x 1.7m)

SEPARATE WC

STAIRS TO TOP FLOOR

STUDY 13' 2" x 6' 7" (4.01m x 2.01m)

BEDROOM 4 10' 8" x 9' 8" (3.25m x 2.95m)

EN SUITE SHOWER ROOM

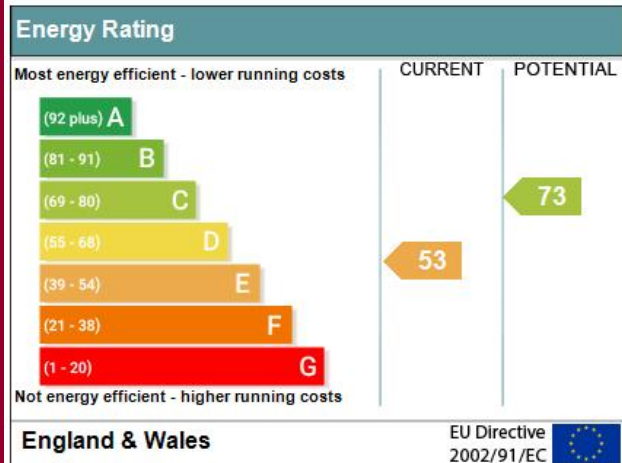
LARGE REAR GARDEN

DRIVEWAY WITH AMPLE PARKING



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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