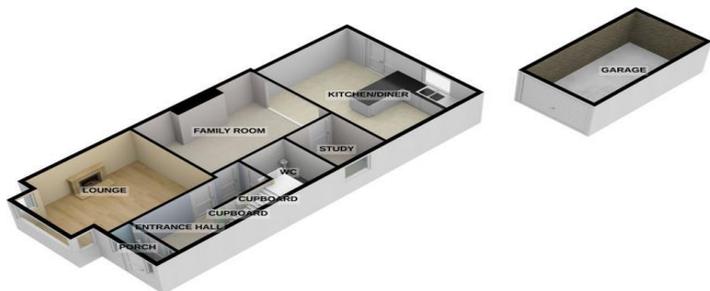




## 342 Croydon Road, Wallington, Surrey, SM6 7NR | £540,000

This attractive three bedroom semi detached family house is located within easy reach of a number of reputable schools including Wallington County Grammar school, All Saints and Holy Trinity Primary schools. The property which has been extended comprises of good size entrance hall, spacious lounge with feature fireplace and a family room. The open plan kitchen/diner makes an ideal space for entertaining with doors leading out to the garden. There is also a utility/Wc and study. Upstairs boasts three bedrooms and modern family bathroom. At the rear there is a low maintenance garden and garage and off street parking at the front. Viewing advised.

GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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' 4" x 11' 2" (4.37m x 3.42m)

**FAMILY ROOM** 14' 4" x 10' 7" (4.39m x 3.23m)

**OPEN PLAN KITCHEN/DINER** 17' 0" x 11' 10" (5.19m x 3.62m)

**STUDY** 6' 10" x 5' 10" (2.09m x 1.8m)

**UTILITY ROOM/WC**

**STAIRS**

**LANDING**

**BEDROOM 1** 14' 5" x 10' 9" (4.4m x 3.29m)

**BEDROOM 2** 14' 5" x 10' 4" (4.4m x 3.17m)

**BEDROOM 3** 8' 9" x 7' 5" (2.67m x 2.28m)

**BATHROOM**

**REAR GARDEN**

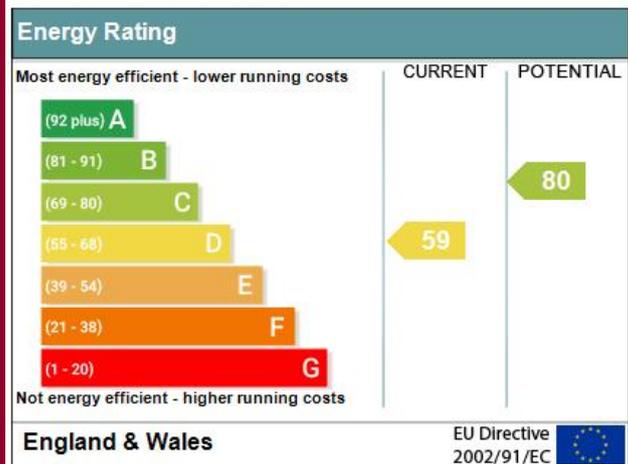
**GARAGE**

**OFF STREET 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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