

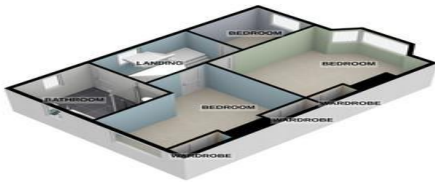


333 Croydon Road, Wallington, Surrey, SM6 7PD | Guide Price **£595,000**

Located within easy reach of Wallington Country Grammar school this spacious semi detached house boasts a large rear garden, four bedrooms (three being double rooms) and family bathroom. Other features include two good size reception rooms, a fitted kitchen and conservatory. The front of the property provides off street parking leading to the attached garage.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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 PORCH

ENTRANCE HALL

LOUNGE 15' 1" x 13' 11" (4.6m x 4.25m)

DINING ROOM 15' 1" x 10' 2" (4.6m x 3.1m)

KITCHEN 11' 9" x 9' 10" (3.6m x 3.0m)

STAIRS

LANDING

BEDROOM 1 15' 1" x 13' 1" (4.6m x 4.0m)

BEDROOM 2 15' 1" x 13' 1" (4.6m x 4.0m)

BEDROOM 3 8' 8" x 7' 0" (2.65m x 2.15m)

SHOWER ROOM

STAIRS TO TOP FLOOR

MASTER BEDROOM 18' 0" x 16' 8" (5.5m x 5.1m max)

LARGE GARDEN

OFF STREET PARKING

ATTACHED GARAGE



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.

Address: 333 CROYDON ROAD, WALLINGTON, SM6 7PD
RRN: 0370-2548-4050-2729-6611

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		57	75
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			

England & Wales
EU Directive 2002/91/EC

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