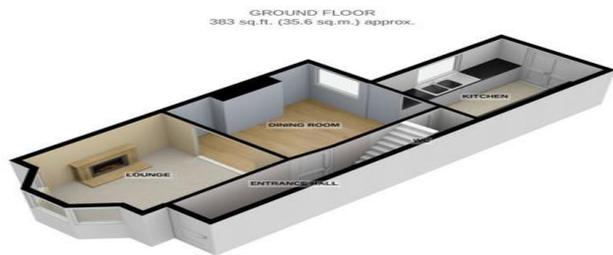




37 Tharp Road, Wallington, Surrey, SM6 8LG | Guide Price **£500,000**

Situated in a popular road close to good schools this four bedroom Victorian terrace house boasts a stunning interior with many original features. The ground floor comprises a large through lounge/diner with a feature fireplace. The kitchen had been refitted and benefits from built in appliances. There is also a downstairs Wc. The first floor features three bedrooms (2 being doubles) and a family bathroom. There is an additional fourth bedroom on the top floor. The property has front and rear garden and off street parking at the rear. An early viewing is advised.



**TOTAL FLOOR AREA : 919 sq.ft. (85.4 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** 12' 3" x 10' 0" (3.75m x 3.05m)

**DINING ROOM** 11' 5" x 10' 4" (3.5m x 3.15m)

**KITCHEN** 11' 1" x 8' 4" (3.4m x 2.55m)

**WC**

**STAIRS TO FIRST FLOOR**

**LANDING**

**BEDROOM** 11' 3" x 10' 4" (4m x 3.15m)

**BEDROOM** 2' 11" x 7' 10" (3.5m x 2.4m)

**BEDROOM** 3' 11" x 8' 4" (3.4m max x 2.55m)

**BATHROOM**

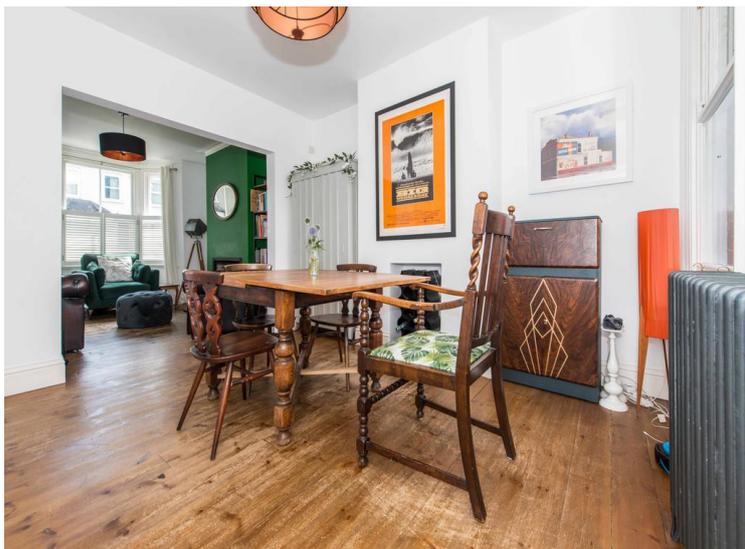
**STAIRS TO TOP FLOOR**

**BEDROOM** 4' 13" x 11' 5" (4.15m x 3.5m max)

**FRONT AND REAR GARDENS**

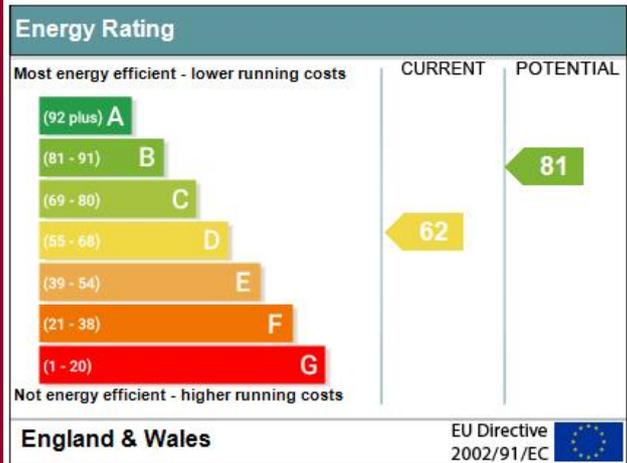
**OFF STREET PARKING AT THE REAR**

**STUNNING INTERIOR**



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: 37 THARP ROAD, WALLINGTON, SM6 8LG  
 RRN: 2217-3008-7203-3199-4200



**WALLINGTON**

Residential Sales  
 3 Wallington Square  
 Woodcote Road  
 Wallington  
 Surrey SM6 8RG

Tel. 020 8669 5201  
 Email. wallington@paulgraham.co.uk

**CARSHALTON**

Residential Sales  
 62 - 64 High Street  
 Carshalton  
 Surrey SM5 3AG

Tel. 020 8773 7200  
 Email. carshalton@paulgraham.co.uk