



PAUL GRAHAM



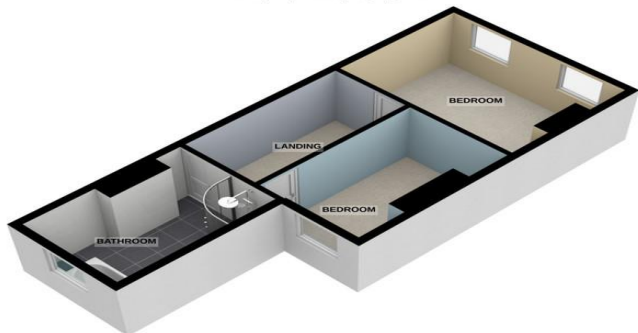
19 Beddington Grove, Wallington, Surrey, SM6 8LB | **Guide Price £450,000**

Situated within a short walk of Mellows Park and local bus routes, Paul Graham are delighted to present this attractive period terrace house. The property benefits from a 24'7 through lounge/diner and fitted kitchen. Upstairs there are two double bedrooms and a spacious bathroom. The property also benefits from an enclosed rear garden and potential to extend subject to planning. An internal viewing is advised.

GROUND FLOOR
410 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (74.9 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 © 2022

ENTRANCE HALL

LOUNGE/DINER 24' 7" x 10' 6" (7.49m x 3.2m)

KITCHEN 11' 7" x 8' 1" (3.53m x 2.46m)

STAIRS TO THE FIRST FLOOR

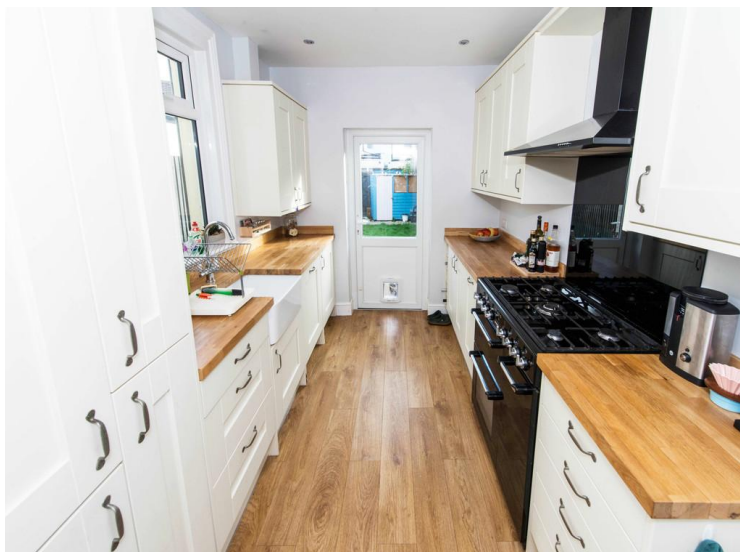
LANDING

BEDROOM 1 14' 6" x 10' 4" (4.42m x 3.15m)

BEDROOM 2 11' 9" x 7' 6" (3.58m x 2.29m)

BATHROOM 11' 3" x 8' 6" (3.43m x 2.59m)

REAR GARDEN



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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