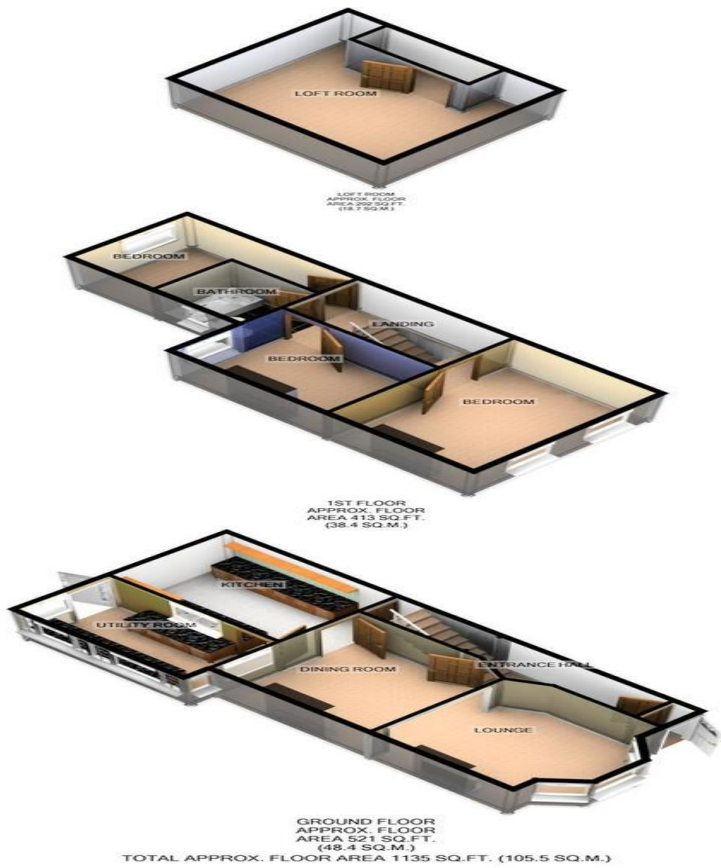




1 Mellows Road, Wallington, Surrey, SM6 8PS | £500,000 Freehold

Paul Graham are delighted to offer for sale this end of terrace period house which is located close to Mellows Park and Bandon Hill primary school. This wonderful family house is well presented throughout and comprises of a light and airy lounge with log burner which opens to the dining room. There is a spacious contemporary kitchen and also a separate utility area. Upstairs boasts 3 bedrooms and a modern bathroom. There is also a loft room which has had many versatile uses over the years. The enclosed rear garden has been landscaped to create a low maintenance entertainment area. Viewing advised.



TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 SQ.M.)
 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 ©2018

ENTRANCE HALL

RECEPTION 1 12' 5" x 10' 9" (3.78m x 3.28m)

RECEPTION 2 11' 7" x 11' 1" (3.53m x 3.38m)

KITCHEN 13' 1" x 8' 10" (3.99m x 2.69m)

UTILITY AREA 13' 1" x 8' 10" (3.99m x 2.69m)

LANDING

BEDROOM 1 14' 1" x 10' 5" (4.29m x 3.18m)

BEDROOM 2 11' 9" x 8' 2" (3.58m x 2.49m)

BEDROOM 3 8' 10" x 6' 6" (2.69m x 1.98m)

BATHROOM

STEP LADDER TO

LOFT ROOM 15' 5" x 10' 5" (4.7m x 3.18m)

FRONT GARDEN

REAR GARDEN

PERIOD FEATURES



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		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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