



PAUL GRAHAM



1b Lordsbury Field, South Wallington, Surrey, SM6 9PE | **£575,000 Freehold**

Detached bungalow which is located within one of Wallington's most sought after roads. The property which is has no onward chain would benefit from some updating but offers the potential to extend subject to planning permission. The accommodation comprises of an entrance hall, lounge/diner, kitchen, two double bedrooms and a bathroom. Outside there is garden and driveway to the front leading to the garage and a secluded rear garden.

GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectoplan (2022)

ENTRANCE HALL

ENTRANCE PORCH

RECEPTION ROOM 18' 11" x 12' 0" (5.77m x 3.66m)

KITCHEN 12' x 9' 1" (3.66m x 2.77m)

BEDROOM 1 15' 4" x 12' 1" (4.67m x 3.68m)

BEDROOM 2 12' 2" x 9' 2" (3.71m x 2.79m)

BATHROOM

SECLUDED REAR GARDEN

NO CHAIN

OPPORTUNITY TO EXTEND

CLOSE TO WALLINGTON GREEN



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	40 E	
21-38	F		
1-20	G		

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