



 PAUL GRAHAM



98 Tharp Road, Wallington, Surrey, SM6 8LE | **£475,000 Freehold**

Paul Graham are delighted to offer this attractive Victorian terrace house which is situated within easy reach of a number of reputable schools and Mellows Park. The accommodation which is laid out over three floors boasts two reception rooms and a good size kitchen. There are three double bedrooms and a spacious bathroom. Outside there is a southerly aspect rear garden. Wallington town centre offering a range of shops and amenities and station providing routes to London are within walking distance.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.
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ENTRANCE HALL

LOUNGE 13' 9" x 10' 8" (4.19m x 3.25m)

DINING ROOM 11' 8" x 10' 8" (3.56m x 3.25m)

KITCHEN 12' 2" x 8' 6" (3.71m x 2.59m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 2 14' 3" x 12' 10" (4.34m x 3.91m)

BEDROOM 3 11' 8" x 8' 2" (3.56m x 2.49m)

BATHROOM 12' 4" x 8' 6" (3.76m x 2.59m)

STAIRS TO TOP FLOOR

BEDROOM 1 14' 3" x 12' 10" (4.34m x 3.91m)

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

WALLINGTON

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