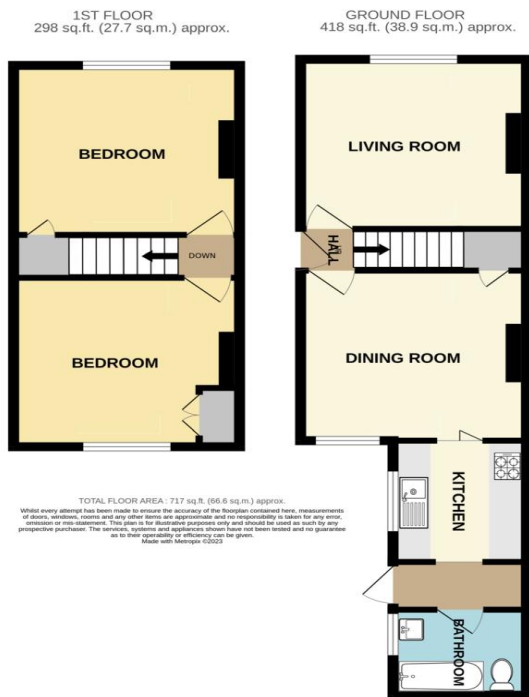




Petworth Cottage, 36 Clifton Road, Wallington, Surrey, SM6 8AN | £425,000 Freehold

This charming two bedroom end of terrace house retains many original features and is positioned within a short walk of Wallington town centre with its range of shops, amenities and station which provides links to London Bridge and London Victoria. The ground floor comprises two reception rooms, a fitted kitchen leading to the lobby and bathroom. Upstairs boasts two double bedrooms. There are a low maintenance gardens at the front and rear.



ENTRANCE HALL

LOUNGE 12' 4" x 11' 1" (3.76m x 3.38m)

DINING ROOM 11' 2" x 10' 11" (3.4m x 3.33m)

KITCHEN 8' 3" x 7' 1" (2.51m x 2.16m)

LOBBY

BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

STAIRS TO FIRST FLOOR

BEDROOM 1 12' 3" x 11' 2" (3.73m x 3.4m)

BEDROOM 2 12' 1" x 11' 1" (3.68m x 3.38m)

FRONT AND REAR GARDENS

CLOSE TO THE STATION AND SHOPS



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		80 C
55-68	D	56 D	
39-54	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