



54 Melbourne Road, Wallington, Surrey, SM6 8SL | **£335,000 Leasehold**

Paul Graham are pleased to market this 1st floor purpose built maisonette with its own entrance and own rear garden. The property is spacious throughout benefitting from 17ft reception room, separate kitchen, 2 double bedrooms and a family bathroom. Situated in a prime location close to Wallington mainline station and local amenities. Viewing is recommended on this no chain property.



TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 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
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STAIRS TO 1ST FLOOR

ENTRANCE PORCH

LANDING

RECEPTION ROOM 16' 11" x 14' 3" (5.16m x 4.34m)

KITCHEN 9' 9" x 9' 1" (2.97m x 2.77m)

BEDROOM 1 13' x 10' (3.96m x 3.05m)

BEDROOM 2 11' 10" x 10' 4" (3.61m x 3.15m)

BATHROOM

OWN ENTRANCE

OWN REAR GARDEN

GOOD LEASE

NO CHAIN



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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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