



23 Park Road, Wallington, Surrey, SM6 8AA | **Guide Price £650,000 Freehold**

Paul Graham are pleased to market this attractive older style 4 bedroom halls adjoining semi-detached house. Situated in a popular road close to Town Centre and Wallington train station. This spacious property has 3 reception rooms, a cellar, large loft, 4 good size bedrooms, off street parking and a good size rear garden. Viewing is highly recommended on this no chain property.

UNIVERSITY OF SURREY



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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 PORCH

ENTRANCE HALL

CELLAR

RECEPTION 1 16' 7" x 12' 11" (5.05m x 3.94m)

RECEPTION 2 11' 5" x 10' 10" (3.48m x 3.3m)

KITCHEN 9' 5" x 8' 11" (2.87m x 2.72m)

RECEPTION 3 19' 6" x 13' 5" (5.94m x 4.09m)

LANDING

BEDROOM 1 117' 9" x 15' 11" into bay (5.41m x 4.85m)

BEDROOM 2 12' x 11' 6" (3.66m x 3.51m)

BEDROOM 3 13' 6" x 9' 5" (4.11m x 2.87m)

BEDROOM 4 10' 4" x 7' 8" (3.15m x 2.34m)

BATHROOM 10' 4" x 8' 5" max (3.15m x 2.57m)

OFF ROAD PARKING

REAR GARDEN

OUTSIDE WC AND SHOWER

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		76 C
55-68	D		
39-54	E	44 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