



44 Osmond Gardens, Wallington, SM6 8SU | **Guide Price £637,000 Freehold**

A bright and spacious 3 double bedroom semi detached home situated on a corner plot. The property has been extended on the ground floor and is well presented throughout whilst located in a popular road close to reputable schools, shops, bus routes and recreational areas.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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

UTILITY ROOM/WC

LOUNGE 15' 5" x 13' 3" (4.7m x 4.04m)

DINING ROOM 24' 2" x 9' 8" (7.37m x 2.95m) Max

KITCHEN/BREAKFAST ROOM 15' 4" x 10' 1" (4.67m x 3.07m)

LANDING

BEDROOM 1 15' 4" x 12' 4" (4.67m x 3.76m) Into Wardrobes

BEDROOM 2 14' 5" x 9' 5" (4.39m x 2.87m)

BEDROOM 3 10' 9" x 9' 9" (3.28m x 2.97m)

BATHROOM

PARKING TO FRONT

SOUTHERLY ASPECT 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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