



 PAUL GRAHAM



29 Tharp Road, Wallington, Surrey, SM6 8LG | **Guide Price £439,950 Freehold**

Paul Graham is delighted to offer this well-presented Victorian house which is situated on a popular road close to Mellows Park and reputable schools. The ground floor boasts an 22'5 open plan lounge/diner and fitted kitchen. Whilst upstairs, benefits from two double bedrooms and a spacious bathroom. Outside, there is a garden to the rear and the property is within a short walk of Wallington town centre and station which offers links to London.



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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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.

ENTRANCE HALL

LOUNGE/DINER 22' 5" x 10' (6.83m x 3.05m)

KITCHEN 11' 2" x 8' 2" (3.4m x 2.49m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 10" x 10' 2" (3.91m x 3.1m)

BEDROOM 2 11' 8" x 7' 7" (3.56m x 2.31m)

BATHROOM 11' 1" x 8' 5" (3.38m x 2.57m)

REAR GARDEN

WELL PRESENTED THROUGHOUT

CLOSE TO MELLOWS PARK

WITHIN EASY REACH OF WALLINGTON TOWN CENTRE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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