



PAUL GRAHAM



62 Plough Lane, Wallington, Surrey, SM6 8LN | Guide Price £595,000 Freehold

Situated a 'stones throw' away from Mellows Park, this four bedroom end of terrace house has been well maintained by the current owners and boasts a well presented interior. The ground floor comprises an open plan lounge/diner leading into a modern refitted kitchen. The first floor boasts three bedrooms (two being doubles) and a refitted family bathroom. The top floor benefits from another bedroom and en-suite shower room. Outside there is an enclosed garden at the rear and off street parking and a garage at the front. The property is positioned within a short walk of a number of reputable schools including Highview primary school and Wilson's.



ENTRANCE HALL

LOUNGE 14' 10" x 12' 3" (4.52m x 3.73m)

DINING AREA 13' x 11' 7" (3.96m x 3.53m)

MODERN KITCHEN 9' 3" x 8' 1" (2.82m x 2.46m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 0" x 11' 7" (4.57m x 3.53m)

BEDROOM 2 13' 2" x 11' 9" (4.01m x 3.58m)

BEDROOM 3 8' 1" x 8' 0" (2.46m x 2.44m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 4 16' 10 max" x 15' 8 max" (5.13m x 4.78m)

ENSUITE SHOWER ROOM

ENCLOSED REAR GARDEN

DRIV EWAY

GARAGE



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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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