



PAUL GRAHAM



5 Lavender Vale, Wallington, Surrey, SM6 9QR | Guide Price £475,000 Freehold

Positioned within a popular road close to reputable schools including Bandon Hill primary school and Wilsons this three bedroom end of terrace house is offered for sale with no chain. The property which does need updating throughout boasts two reception rooms, kitchen, three bedrooms and bathroom. Outside there is off street parking to the front and a garden at the rear. Viewing advised.

GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 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 parts 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 HALL

LOUNGE 14' 8" x 10' 11" (4.47m x 3.33m)

DINING ROOM 13' 7" x 9' 1" (4.14m x 2.77m)

KITCHEN 10' 9" x 7' 1" (3.28m x 2.16m)

KITCHEN (2ND AREA) 8' 9" x 5' 3" (2.67m x 1.6m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 6" x 9' 3" (4.11m x 2.82m)

BEDROOM 2 11' 4" x 11' 1" (3.45m x 3.38m)

BEDROOM 3 10' 3" x 7' 1" (3.12m x 2.16m)

BATHROOM 7' 9" x 5' 3" (2.36m x 1.6m)

OFF STREET PARKING

REAR GARDEN

MODERNISATION REQUIRED

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		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

WALLINGTON

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