

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.

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 A REA) 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 ST REET PARKING REAR GARDEN MODERNI SATION REQUIRED NO CHAIN



ntained here, measuremens sibility is taken for any error, ald be used as such by any

shown have cy can be gi 2023

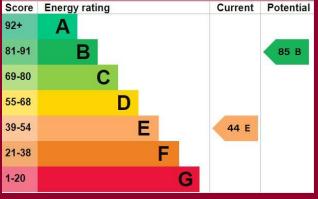
IMP ORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or 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.

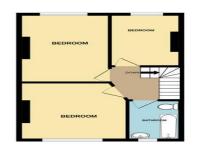


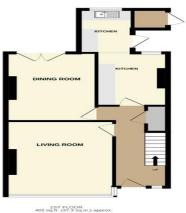
I

Residential Sales 62 - 64 High Street Carshalton Surrey SM5 3AG

Tel. 020 8773 7200 Email. carshalton@paulgraham.co.uk







GROUND FLOOR 509 sq.ft. (47.3 sq.m.) approx.

ENTRANCE HALL