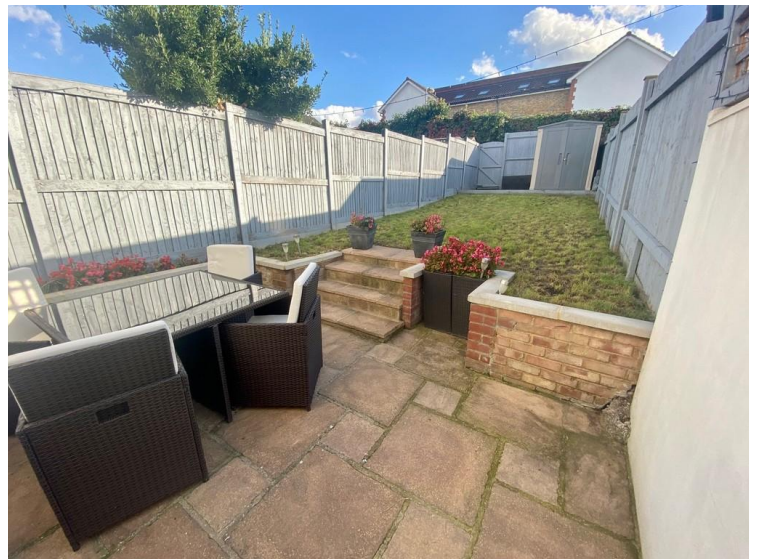




 PAUL GRAHAM



25 Church Lane, Wallington, Surrey, SM6 7NQ | **Offers Over £500,000 Freehold**

Situated a 'stones throw' from Beddington Park, local amenities, schools and transport links, this beautifully presented period house provides great entertaining space comprising a modern kitchen, opening to the dining room and office as well as a separate lounge at the front. The top floors boasts three double bedrooms and a refitted bathroom with separate shower. No chain.



TOTAL FLOOR AREA: 1025 sq ft (95.0 sq m) approx.
 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 12' 6" x 9' 8" (3.81m x 2.95m)

DINING ROOM 11' 6" x 10' 4" (3.51m x 3.15m)

KITCHEN 11' 6" x 7' 7" (3.51m x 2.31m)

OFFICE 10' 6" x 4' 5" (3.2m x 1.35m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 10' 4" (3.99m x 3.15m)

BEDROOM 2 11' 6" x 7' 10" (3.51m x 2.39m)

BATHROOM 11' 4" x 7' 6" (3.45m x 2.29m)

STAIRS TO TOP FLOOR

BEDROOM 3 12' 6" x 12' 2" (3.81m x 3.71m)

SOUTHERLY ASPECT REAR GARDEN

FRONT GARDEN

A STONES THROW FROM BEDDINGTON PARK



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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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