

8 Mellows Road, Wallington, Surrey, SM6 8PS

£519,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are pleased to market this well presented 4 bedroom family house. The property has 2 reception rooms and a 13'6" kitchen to the ground floor, whilst the first floor offers 3 bedrooms and a family bathroom. The top floor features the master bedroom with an en-suite shower room. Situated in a popular and quiet residential cul de sac close to Bandon Hill Primary school and Mellows Park. Viewing is highly recommended.



ROOMS

ENTRANCE HALL

RECEPTION 1 11' 11" x 10' 10" (3.63m x 3.3m)

RECEPTION 2 11' 1" x 11' 7" (3.38m x 3.53m)

KITCHEN 13' 6" x 8' 11" (4.11m x 2.72m)



1ST FLOOR LANDING

BEDROOM 2 12' 11" plus recess x 10' 3" (3.94m x 3.12m)

BEDROOM 3 11' 7" x 8' 4" (3.53m x 2.54m)

BEDROOM 4 9' x 6' 10" (2.74m x 2.08m)

FAMILY BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m)



2ND FLOOR

MASTER BEDROOM 13' 9" x 12' 2" (4.19m x 3.71m)

EN SUITE SHOWER ROOM 7' 8" x 3' 10" (2.34m x 1.17m)

FRONT & REAR GARDEN



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FLOOR PLAN



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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