



7 Westcroft Road, Wallington, Surrey, SM6 7HY | **£515,000 Freehold**

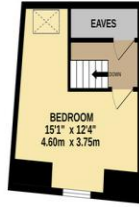
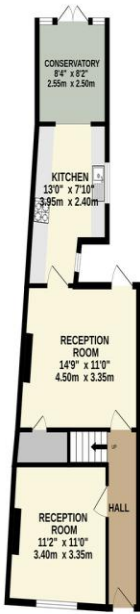
An early viewing is recommended on this Victorian cottage which is positioned in a highly sought after road within a short walk of Carshalton village and Beddington Park. This deceptive family house which boasts some original features has two reception rooms, and an open plan kitchen leading into the conservatory. The first floor has two good size bedrooms and a spacious bathroom, whilst the top floor provides another double aspect bedroom. Outside there is an attractive courtyard style garden.



GROUND FLOOR  
567 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.3 sq.m.) approx.

2ND FLOOR  
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1,205 sq.ft. (112.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, 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.  
Made with Hergo 12054

## ENTRANCE HALL

RECEPTION 1 11' 2" x 11' 0" (3.4m x 3.35m)

RECEPTION 2 14' 9" x 11' 0" (4.5m x 3.35m)

KITCHEN 13' 0" x 7' 10" (3.96m x 2.39m)

CONSERVATORY 8' 4" x 8' 2" (2.54m x 2.49m)

## STAIRS TO THE FIRST FLOOR

BEDROOM 1 14' 9" x 11' 0" (4.5m x 3.35m)

BEDROOM 2 11' 6" x 10' 0" (3.51m x 3.05m)

BATHROOM 13' 0" x 7' 10" (3.96m x 2.39m)

## STAIRS TO THE TOP FLOOR

BEDROOM 3 15' 1 max" x 12' 4 max" (4.6m x 3.76m)

## COURTYARD GARDEN

## CLOSE TO SHOPS AND AMENITIES



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		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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