



53 Mellows Road, Wallington, Surrey, SM6 8PS | Guide Price £475,000 Freehold

Paul Graham are pleased to market this well presented 3 bedroom character family house which is situated on a quiet no through road close to Mellows Park and a range of popular schools. The property has an entrance hall, 2 reception rooms (through lounge), 13 ft kitchen with doors through to a conservatory. The first floor boasts 3 bedrooms and a modern family bathroom and loft room that the current owners use as a office There are gardens to the front and rear. Viewing is recommended.

GROUND FLOOR
AREA: 85.8 sq.m (approx.)



FIRST FLOOR
AREA: 85.8 sq.m (approx.)



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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 for 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

RECEPTION 1 12' 9" x 10' 9" (3.89m x 3.28m)

RECEPTION 2 14' 1" x 11' 5" (4.29m x 3.48m)

KITCHEN 13' 1" x 9' (3.99m x 2.74m)

CONSERVATORY 9' 10" x 9' 6" (3m x 2.9m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' 1" x 10' 5" (4.29m x 3.18m)

BEDROOM 2 11' 5" x 8' 2" (3.48m x 2.49m)

BEDROOM 3 9' 2" x 5' 8" (2.79m x 1.73m)

BATHROOM

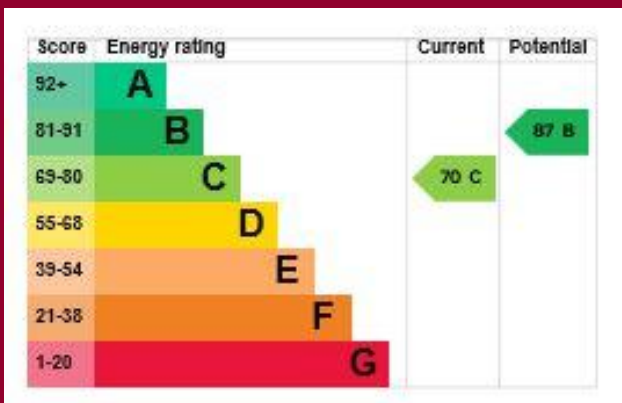
LOFT ROOM

FRONT & REAR GARDENS

WELL PRESENTED THROUGHOUT



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.



WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

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

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk