



4 Manor Road North, Wallington, Surrey, SM6 7NT | £500,000 Freehold

This attractive semi detached house is well positioned for access to both Wallington town centre and Carshalton village which both offer a range of shopping and transport links and stations offering links to London. A selection of reputable schools including Wallington County Grammar can also be found closeby. The accommodation boasts an entrance hall, two reception rooms and kitchen. Upstairs there are three bedrooms and a bathroom. Outside there are front and rear gardens and a detached garage. *** NB In addition to the garden, there is an access lane offering right of way at the rear of the property ***

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.
While 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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ENTRANCE HALL

LOUNGE 15' 5" x 12' 7" (4.7m x 3.84m)

DINING ROOM 14' 2" x 10' 7" (4.32m x 3.23m)

KITCHEN 10' 5" x 7' 11" (3.18m x 2.41m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 7 max" x 10' 9" (4.44m x 3.28m)

BEDROOM 2 13' 7" x 10' 7" (4.14m x 3.23m)

BEDROOM 3 8' 4" x 7' 8" (2.54m x 2.34m)

BATHROOM 7' 9" x 7' 8" (2.36m x 2.34m)

FRONT AND REAR GARDENS

DETACHED GARAGE

NO CHAIN



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		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

WALLINGTON

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