



PAUL GRAHAM



30 Lodge Road, Wallington, Surrey, SM6 0UA | **£449,950 Freehold**

This attractive period end of terrace home is located in a popular road, conveniently positioned between Wallington and Carshalton, giving access to both stations, shopping facilities and leisure centre. The current owner has updated the property and a viewing is recommended.



## ENTRANCE HALL

**LOUNGE** 11' 1" x 9' 11" (3.38m x 3.02m)

**DINING ROOM** 14' 2" x 10' 4" (4.32m x 3.15m)

**KITCHEN** 9' 7" x 6' 5" (2.92m x 1.96m)

**STAIRS TO THE FIRST FLOOR**

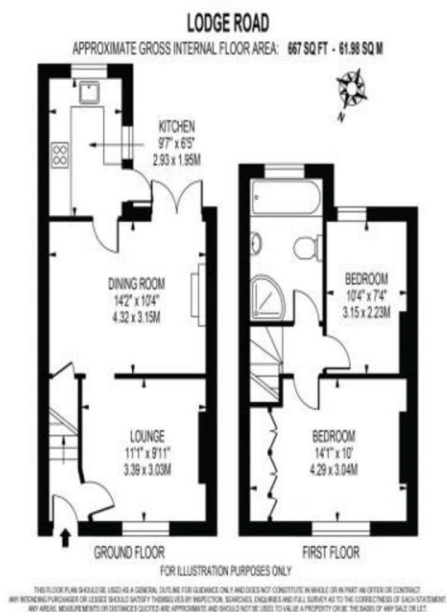
**LANDING**

**BEDROOM 1** 14' 1" x 10' (4.29m x 3.05m)

**BEDROOM 2** 10' 4" x 7' 4" (3.15m x 2.24m)

**BATHROOM**

**REAR GARDEN**



**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             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## WALLINGTON

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