

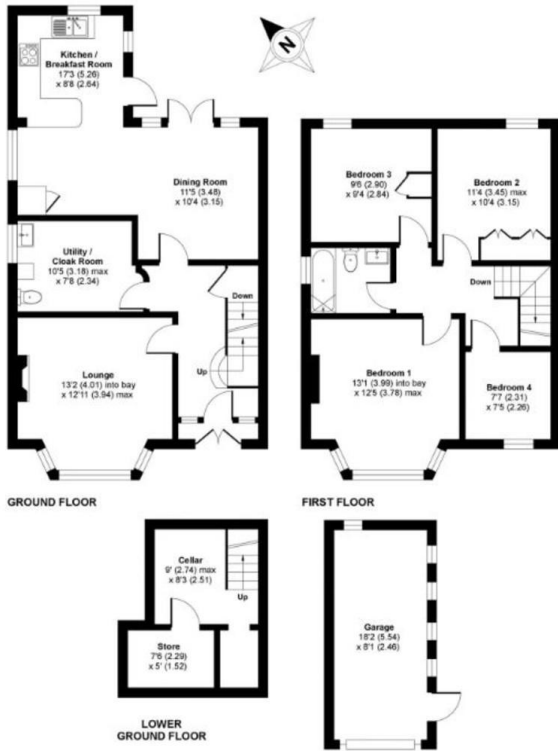


74 Park Lane, Wallington, Surrey, SM6 0TL | Guide Price £675,000 Freehold

Paul Graham are pleased to market this attractive 4 bedroom semi detached Edwardian house, which has a good size entrance hall with stairs down to a cellar, 2 reception rooms, a 17ft Kitchen/breakfast room and a utility room with WC. The first floor has 4 bedrooms and a family bathroom. with off street parking for 2/3 cars and a shared drive to garage and a good size rear garden. Situated between Wallington and Carshalton with easy access to all the local amenities including schools and train stations.

Park Lane, Wallington, SM6

Approximate Area = 1534 sq ft / 143 sq m (includes garage)
For identification only - Not to scale



ENTRANCE HALL

CELLAR 14' 6" x 8' 3" (4.42m x 2.51m)

RECEPTION 1 13' 3" x 12' 11" (4.04m x 3.94m)

RECEPTION 2 11' 6" x 10' 4" (3.51m x 3.15m)

UTILITY ROOM WITH WC 9' 5" x 7' 7" (2.87m x 2.31m)

KITCHEN/BREAKFAST ROOM 17' 2" x 8' 7" (5.23m x 2.62m)

LANDING

BEDROOM 1 13' 3" x 12' 5" (4.04m x 3.78m)

BEDROOM 2 11' 5" x 10' 4" (3.48m x 3.15m)

BEDROOM 3 9' 6" x 9' 4" (2.9m x 2.84m)

BEDROOM 4 7' 7" x 7' 5" (2.31m x 2.26m)

BATHROOM 5' 11" x 5' 2" (1.8m x 1.57m)

OFF ROAD PARKING

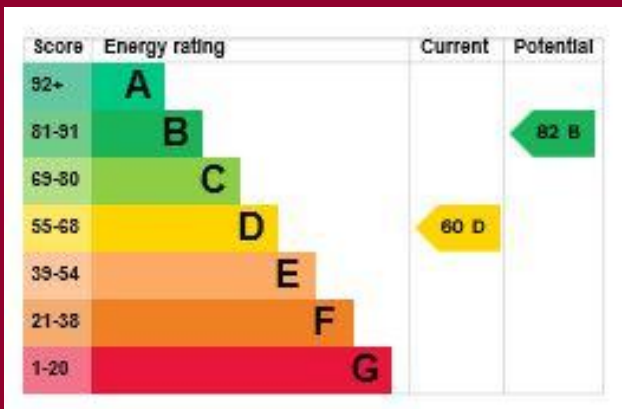
SHARED DRIVE AND GARAGE

GARDEN

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richicom 2021. Produced for Cromwell Estate Agents. REF: 749268



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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