



36 Francis Road, Wallington, Surrey, SM6 9AS | **£459,950 Freehold**

Paul Graham are delighted to present this charming two bedroom characterful cottage which is conveniently positioned close to Wallington town centre and station. The property which has been updated throughout by the current owner boasts two reception rooms and a refitted kitchen. Upstairs there are two double bedrooms and a stylish modern bathroom. At the rear there is a good size garden and the front provides off street parking. The property has planning for a loft conversion - Application number DM2021/02501



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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 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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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.

ENTRANCE HALL

LOUNGE 11' 4" x 9' 6" (3.45m x 2.9m)

DINING ROOM 12' 8" x 11' 1" (3.86m x 3.38m)

KITCHEN 9' 3" x 7' 2" (2.82m x 2.18m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 9" x 11' 1" (4.19m x 3.38m)

BEDROOM 2 11' x 8' 11" (3.35m x 2.72m)

BATHROOM 9' 3" x 7' 5" (2.82m x 2.26m)

GOOD SIZE GARDEN

OFF ROAD PARKING

PLANNING PERMISSION - DM2021/02501

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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