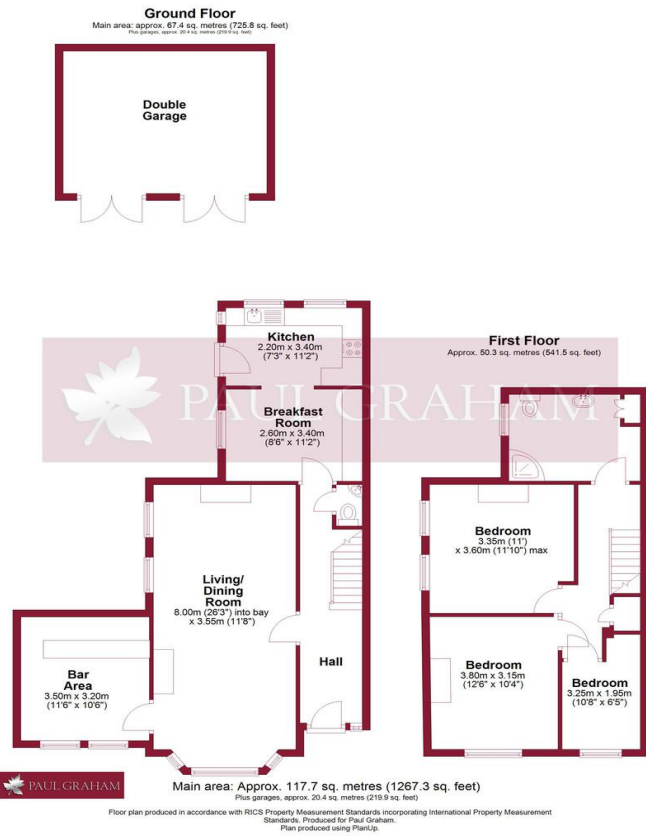




38 Melbourne Road, Wallington, Surrey, SM6 8SL | **£580,000 Freehold**

An opportunity to acquire this attractive period end of terrace house which is offered for sale with no chain. The property which is situated on a corner plot provides an opportunity for extension. The property which was used many years ago as a dairy house has a spacious ground floor boasting a 26'3 lounge/diner, a separate family room (currently used as a bar), and a breakfast room which leads to the fitted kitchen. Upstairs there are three bedrooms and a spacious shower room. The rear garden is mainly paved and has a detached garage and workshop accessed via the lane to the side of the property.



ENTRANCE HALL

WC

LOUNGE/DINER 26' 3" x 10' 11" (8m x 3.33m)

FAMILY ROOM (CURRENTLY USED AS A BAR) 10' 11" x 10' 7" (3.33m x 3.23m)

BREAKFAST ROOM 10' 10" x 8' 5" (3.3m x 2.57m)

KITCHEN 14' x 7' 1" (4.27m x 2.16m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM 2 11' 8" x 10' 11" (3.56m x 3.33m)

BEDROOM 3 10' 10" x 6' 5" (3.3m x 1.96m)

SHOWER ROOM 9' 8" x 8' 4" (2.95m x 2.54m)

FRONT AND REAR GARDENS

DETACHED GARAGE

WORKSHOP



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		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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