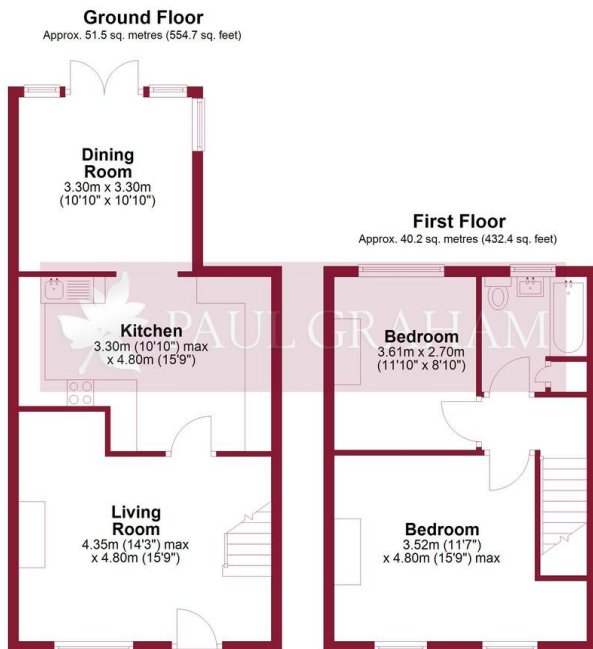




26 Mint Road, Wallington, Surrey, SM6 0TY | Guide Price £460,000 Freehold

Paul Graham are pleased to market this well presented 2 bedroom end of terraced house, situated on a no through residential road close to Wallington Town Centre with all the local amenities that Wallington offers. Benefitting from a front reception room, good size kitchen leading to a dining room. The first floor has 2 bedrooms and a family bathroom. Outside there is a small front garden and a southerly facing rear garden. Viewing is recommended.



Total area: approx. 91.7 sq. metres (987.1 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

FRONT GARDEN

ENTRANCE

RECEPTION ROOM 15' 9" x 14' 3" Max (4.8m x 4.34m)

KITCHEN 15' 9" x 10' 10" Max (4.8m x 3.3m)

DINING ROOM 10' 10" x 10' 10" (3.3m x 3.3m)

LANDING

BEDROOM 1 15' 9" x 11' 7" (4.8m x 3.53m)

BEDROOM 2 11' 10" x 8' 10" (3.61m x 2.69m)

BATHROOM 7' 9" x 6' 5" (2.36m x 1.96m)

FRONT GARDEN

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		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

WALLINGTON

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