

64b Stafford Road, Wallington, Surrey, SM6 9AY | **£289,950 Leasehold**

A well presented and characterful split level three bedroom maisonette, offering generous room sizes and versatile living space, located in a convenient residential location close to local amenities and transport links. This unique property occupies the upper floors above a shop and benefits from good size kitchen/breakfast room and two bath/shower rooms.

Ground Floor
Approx. 5.4 sq. metres (58.7 sq. feet)



ENTRANCE HALL

STAIRS TO GALLERIED LANDING

LOUNGE 14' 4" x 13' 11" (4.37m x 4.24m)

KITCHEN/BREAKFAST ROOM 13' 1" x 10' 8" (3.99m x 3.25m)

BEDROOM 2/DINING ROOM 14' 4" x 10' 8" (4.37m x 3.25m)

BATHROOM

SECRET STORAGE ROOM 12' x 10' 6" (3.66m x 3.2m)

STAIRS TO THE TOP FLOOR

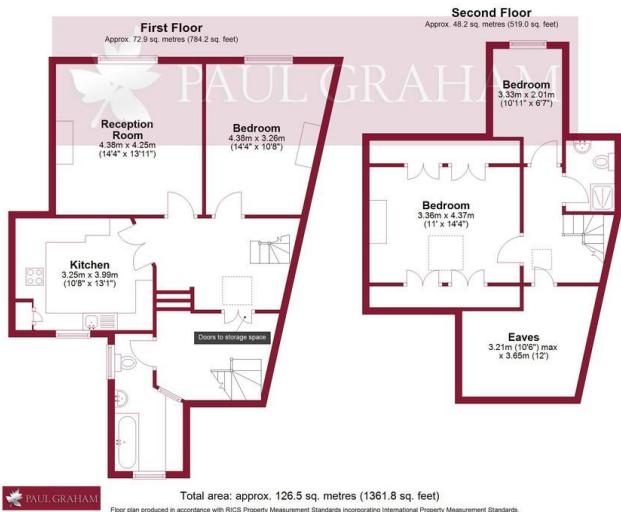
LANDING

BEDROOM 1 14' 4" x 11' (4.37m x 3.35m)

BEDROOM 2 10' 11" x 6' 7" (3.33m x 2.01m)

SHOWER ROOM

CLOSE TO TOWN CENTRE AND AMENITIES



PAUL GRAHAM



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

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk