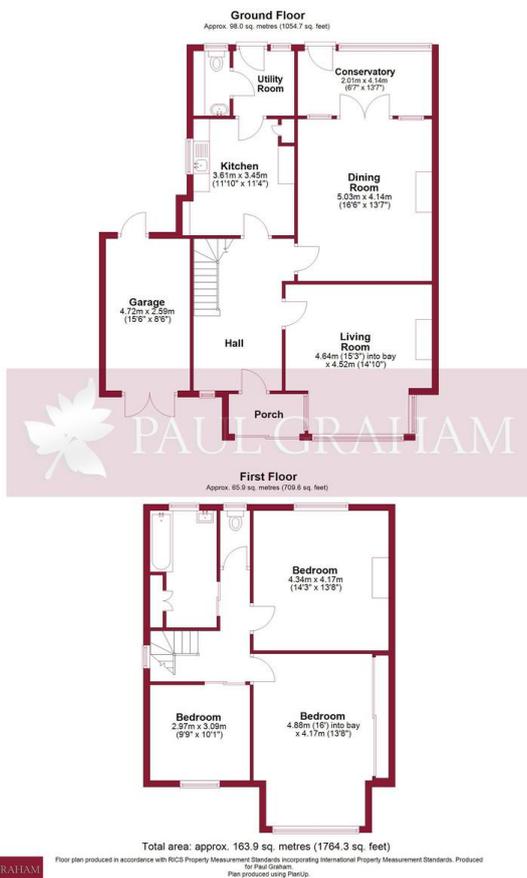




**60 Link Lane, Wallington, Surrey, SM6 9DZ | Guide Price £625,000 Freehold**

Paul Graham are pleased to market this spacious semi detached house. Situated on a popular road close to Wilsons boys school. offering fantastic scope to extend (subject to planning permission) and modernise to your own taste. The accommodation benefits from a generous entrance hall, two reception rooms, and a good size kitchen, leading to a utility room and WC. The first floor has three well-proportioned bedrooms and a family bathroom with a separate WC. Externally, the property offers off-street parking and a garage to side, front and a large rear garden. Early viewing is highly recommended.



**ENTRANCE PORCH**

**ENTRANCE HALL**

**RECEPTION 1** 15' 4" x 14' 10" (4.67m x 4.52m)

**RECEPTION 2** 16' 2" x 13' 6" (4.93m x 4.11m)

**SUN ROOM**

**KITCHEN** 11' 8" x 11' 2" (3.56m x 3.4m)

**UTILITY ROOM**

**WC**

**LANDING**

**BEDROOM 1** 16' 3" x 13' 10" (4.95m x 4.22m)

**BEDROOM 2** 14' 3" x 13' 9" (4.34m x 4.19m)

**BEDROOM 3** 9' 8" x 8' 9" (2.95m x 2.67m)

**FAMILY BATHROOM** 11' 9" x 6' 8" (3.58m x 2.03m)

**SEPARATE WC**

**GARAGE TO SIDE**

**OFF ROAD PARKING**

**LARGE 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		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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