



14 Francis Road, Wallington, Surrey, SM6 9AS | **Guide Price £420,000 Freehold**

Paul Graham are pleased to market this 2 bedroom Victorian house. The property has a 22 ft through lounge leading to the kitchen which has access to the garden and to the bathroom. upstairs there are 2 good size bedrooms. Whilst the property is well maintained with double glazing and a recently replaced gas central heating boiler, it does require some modernisation, so a great opportunity for a first time buyer to make it their own. The property also benefits from off street parking and a good size rear garden. Viewing is recommended on this no chain property.

Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 68.1 sq. metres (732.8 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.

RECEPTION 1 12' 10" x 11' 2" (3.91m x 3.4m)

RECEPTION 2 12' 10" x 10' 8" (3.91m x 3.25m)

KITCHEN 10' 6" x 8' 5" (3.2m x 2.57m)

BATHROOM 14' 3" x 4' 4" (4.34m x 1.32m)

FIRST FLOOR

BEDROOM 1 13' 4" x 11' 4" (4.06m x 3.45m)

BEDROOM 2 10' x 9' 10" (3.05m x 3m)

OFF ROAD PARKING

RECENTLY REPLACED BOILER

NO CHAIN



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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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