



1 Milton Road, Wallington, Surrey, SM6 9RP | **Guide Price £575,000 Freehold**

Paul Graham are pleased to market this Edwardian halls-adjointing semi-detached home with character and original features, that has been owned by the same family for over 45 years. Ideally located close to well-regarded schools and local amenities, this is a perfect long-term family home with excellent scope to extend and enhance (subject to the usual planning permissions) and an opportunity to update to your own taste. The accommodation benefits from a ground floor WC, two reception rooms and a 16 ft kitchen. The first floor has four bedrooms and a family bathroom. Externally, the property has off-street parking, side access to the rear garden which is approximately 60ft in length. Offered with no onward chain, early viewing is highly recommended.

MILTON ROAD, SM6

Approx. gross internal area 1247 Sq Ft. / 115.8 q M



ENTRANCE PORCH

ENTRANCE HALL

WC

RECEPTION 1 14' 9" x 13' 5" (4.5m x 4.09m)

RECEPTION 2 13' 2" x 12' (4.01m x 3.66m)

KITCHEN 16' 11" x 9' 3" (5.16m x 2.82m)

LANDING

BEDROOM 1 15' 5" x 11' 10" (4.57m x 3.61m)

BEDROOM 2 13' 2" x 9' 10" (4.01m x 3m)

BEDROOM 3 10' 5" x 9' 5" (3.18m x 2.87m)

BEDROOM 4 7' 5" x 6' 11" inc to 12' (2.26m x 2.11m)

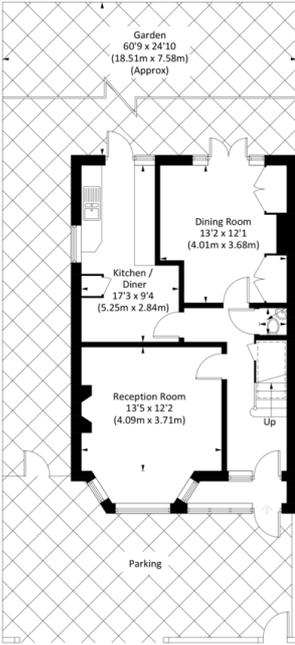
BATHROOM 8' 1" x 5' 11" (2.46m x 1.8m)

OFF ROAD PARKING

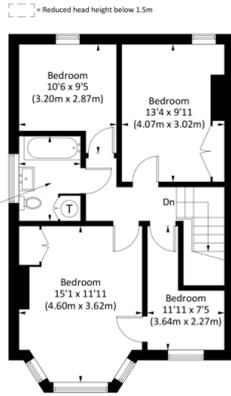
FRONT & REAR GARDEN

OPPORTUNITY TO UPDATE

NO CHAIN



Ground Floor
(641 Sq Ft.)



First Floor
(606 Sq Ft.)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2026 (ID1284258)



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	58 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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