

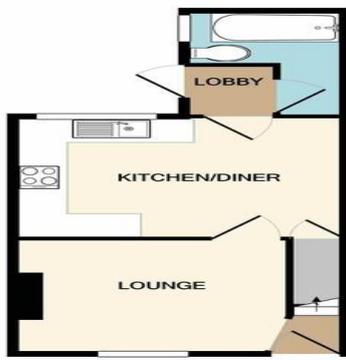


PAUL GRAHAM



12 Lodge Road, Wallington, Surrey, SM6 0UA | **£420,000**

Situated in a desirable residential cul-de-sac within walking distance of Wallington and Carshalton mainline railway stations, high streets, good local schools, parks, open spaces, and leisure facilities. This well presented 3 bedroom end of terrace house has a modern interior and well landscaped front and rear gardens. Ground floor accommodation is formed of a lounge, open plan kitchen/diner and bathroom. Upstairs boasts 3 bedrooms. South facing rear garden has been landscaped and offers an ideal entertaining area.



GROUND FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 281 SQ.FT.
(26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

ENTRANCE HALL

LOUNGE 11' 2" x 9' 10" (3.4m x 3m)

KITCHEN/DINER 13' 6" x 10' 5" (4.11m x 3.18m)

LOBBY

BATHROOM

STAIRS

LANDING

BEDROOM 1 14' 9" x 9' 11" (4.5m x 3.02m)

BEDROOM 2 10' 6" x 7' 5" (3.2m x 2.26m)

BEDROOM 3 10' 6" x 6' (3.2m x 1.83m)

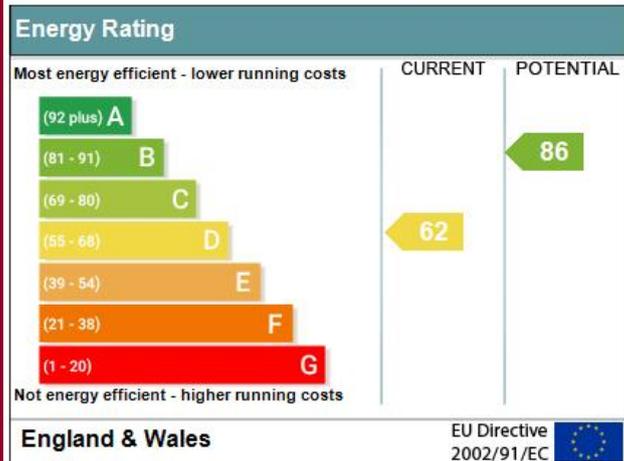
LANSCAPED REAR GARDEN

CUL DE SAC LOCATION CLOSE TO TRANSPORT LINKS



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.

Address: 12 LODGE ROAD, WALLINGTON, WALLINGTON, SM6 0UA
RRN: 2230-3920-1009-0547-0222



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