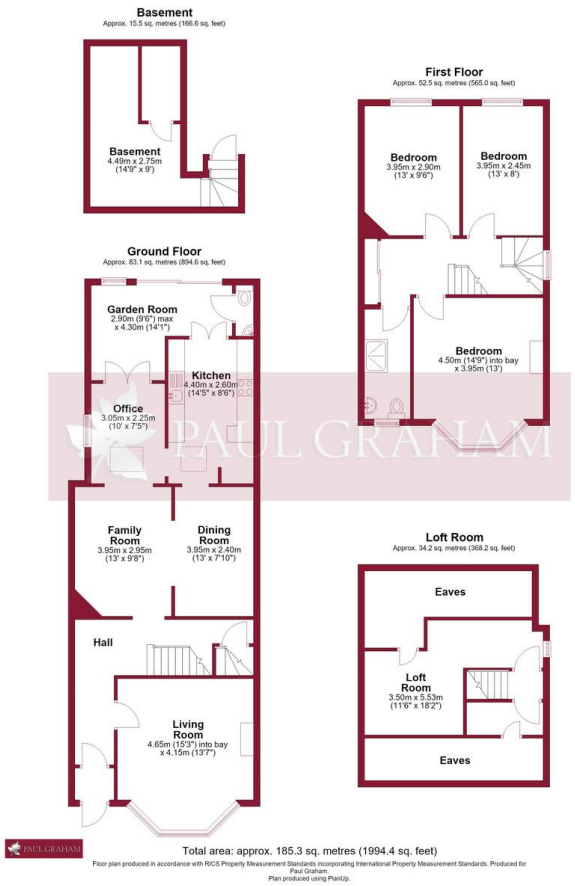






52 Parkgate Road, Wallington, Surrey, SM6 0AH | **Guide Price £625,000 Freehold**

Paul Graham are pleased to market this spacious and attractive halls adjoining semi detached house, offering fantastic scope to modernise to your own taste. The accommodation benefits from a generous entrance hall, Cellar, Three reception rooms, garden room, a ground floor WC and a 14 ft kitchen. The first floor has 3 good size bedrooms and a shower room (used to be a bathroom) and a staircase leading up to loft room. Outside there is off street parking to the front and a generous rear garden. Viewing is recommended on this no chain property.



ENTRANCE HALL

CELLAR

RECEPTION 1 15' 3" into bay x 13' 7" (4.65m x 4.14m)

RECEPTION 2 13' x 9' 8" (3.96m x 2.95m)

RECEPTION 3 13' x 7' 10" (3.96m x 2.39m)

OFFICE/STUDY 10' x 7' 5" (3.05m x 2.26m)

KITCHEN 14' 5" x 8' 6" (4.39m x 2.59m)

GARDEN ROOM 14' 1" x 9' 6" (4.29m x 2.9m)

WC

LANDING

BEDROOM 1 14' 9" x 13' into bay (4.5m x 3.96m)

BEDROOM 2 13' x 9' 6" (3.96m x 2.9m)

BEDROOM 3 13' x 8' (3.96m x 2.44m)

SHOWER ROOM 11' x 4' 6" (3.35m x 1.37m)

STAIRS TO 2ND FLOOR

LOFT ROOM 18' 2" x 11' 6" max (5.54m x 3.51m)

OFF STREET PARKING

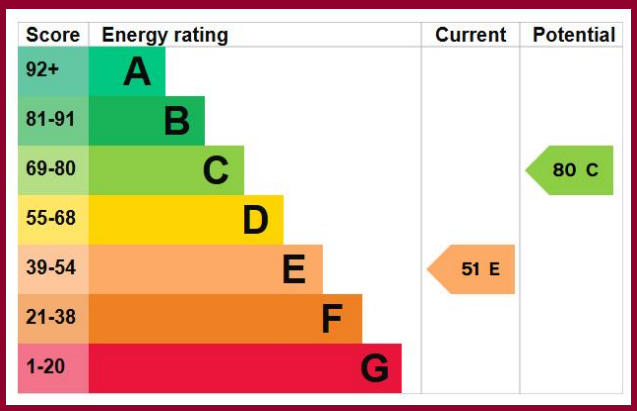
REAR GARDEN

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.



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