



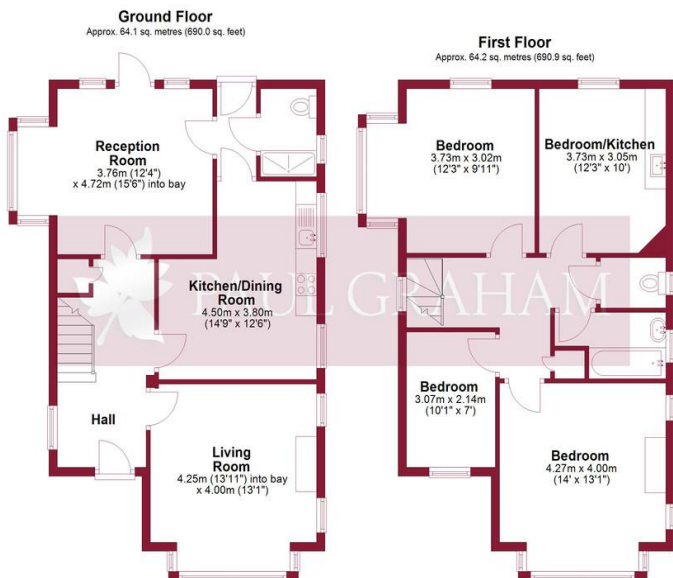
PAUL GRAHAM



**14 Clyde Road, Wallington, Surrey, SM6 8PZ | Offers In Excess Of £635,000 Freehold**

Paul Graham are pleased to market this 4 bedroom older style detached house. Situated on a corner plot of Clyde and Carew Road, close to Wallington town centre. A great opportunity to make this an attractive family home, as the property requires complete refurbishment. The property is sold with no chain and benefits from 2 spacious reception rooms, a good size kitchen and a ground floor shower room with WC. The first floor has 4 bedrooms and a bathroom. Outside there are front and rear gardens with off street parking and a garage.





Total area: approx. 128.3 sq. metres (1380.9 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

## ENTRANCE HALL

**RECEPTION 1** 13' 10" x 13' 5" (4.22m x 4.09m)

**KITCHEN** 13' 9" x 12' 11" (4.19m x 3.94m)

## WC AND SHOWER ROOM

**RECEPTION 2** 14' 11" x 11' 11" (4.55m x 3.63m)

## LANDING

**BEDROOM 1** 14' x 13' (4.27m x 3.96m)

**BEDROOM 2** 12' 4" x 11' 10" (3.76m x 3.61m)

**BEDROOM 3** 11' 11" x 10' (3.63m x 3.05m)

**BEDROOM 4** 10' 1" x 5' 11" (3.07m x 1.8m)

**BATHROOM** 8' 9" x 4' 10" (2.67m x 1.47m)

## FRONT AND REAR GARDEN

## OFF STREET PARKING

## GARAGE

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

## 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