



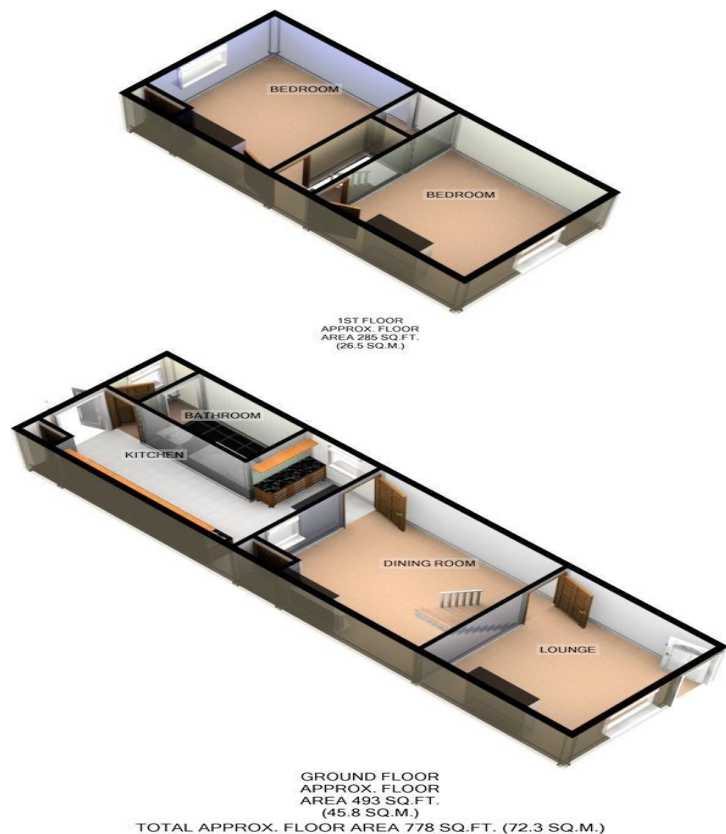
PAUL GRAHAM



**55 Melbourne Road, Wallington, Surrey, SM6 8SH | £374,950**

Situated a 'stones throw' from Wallington town centre and station this stunning 2 bedroom house has undergone much improvement by the current owners. An internal viewing is highly recommended to appreciate the accommodation on offer which includes 2 reception rooms, a refitted kitchen and bathroom, rear garden and off street parking.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2015

## ENTRANCE

**LOUNGE** 11' 8" x 11' 1" (3.56m x 3.38m)

**DINING ROOM** 14' 2" x 11' 6" (4.32m x 3.51m)

**REFITTED KITCHEN** 17' 5" x 5' 6" (5.31m x 1.68m)

**MODERN BATHROOM**

**STAIRS TO FIRST FLOOR**

**BEDROOM 1** 11' 8" x 11' 2" (3.56m x 3.4m)

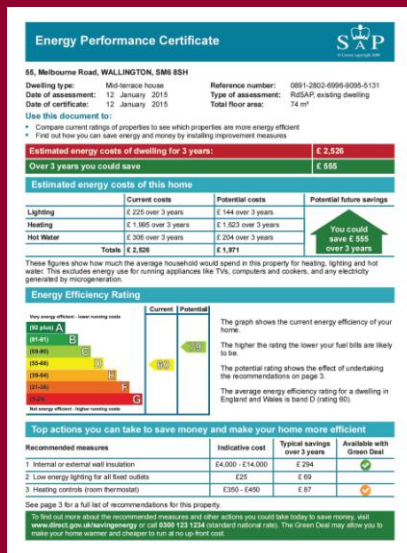
**BEDROOM 2** 11' 8" x 11' (3.56m x 3.35m)

**32'7 REAR GARDEN**

**OFF STREET PARKING**



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.



## WALLINGTON

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