



115 Tharp Road, Wallington, Surrey, SM6 8LQ | Guide Price £480,000 Freehold

This characterful bay fronted terrace house is conveniently positioned for a variety of excellent schools including Highview, Bandon Hill and St Elpheges primary schools and Wallington town centre being less than a mile away provides an array of shops, cafe's, station, and other amenities making this property for ideal for both families and commuters.

ENTRANCE HALL

LOUNGE 11' 2" into bay" x 9' 9" (3.4m x 2.97m)

DINING ROOM 11' 7" x 10' 4" (3.53m x 3.15m)

KITCHEN 11' 3" x 8' 7" (3.43m x 2.62m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 10' 6" (4.01m x 3.2m)

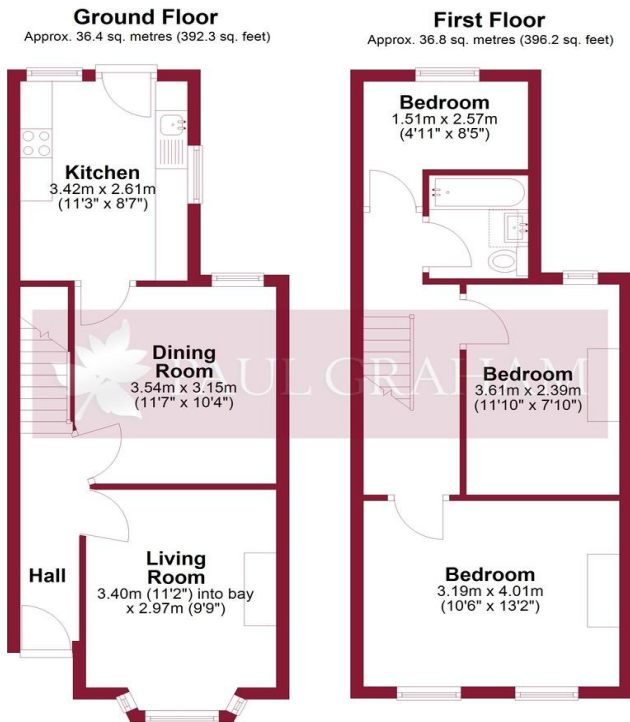
BEDROOM 2 11' 10" x 7' 10" (3.61m x 2.39m)

BEDROOM 3 8' 5" x 4' 11" (2.57m x 1.5m)

BATHROOM

SECLUDED REAR GARDEN

OFF STREET PARKING



Total area: approx. 73.3 sq. metres (788.5 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.



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		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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