



43 Melbourne Road, Wallington, Surrey, SM6 8SH | **£435,000 Freehold**

Offered with no chain this period semi detached house is a located conveniently only a short walk for Wallington station and shops. The property boasts two reception rooms, two double bedrooms, a modern kitchen and a spacious 1st floor bathroom. Benefiting from a good size garden at the rear and front garden. Viewing advised.

ENTRANCE HALL

INNER HALL WITH ACCESS TO GARDEN

LOUNGE

LOUNGE 14' 7" x 12' 6" (4.44m x 3.81m)

DINING ROOM 12' 8" x 11' 2" (3.86m x 3.4m)

KITCHEN 9' x 8' (2.74m x 2.44m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 8" x 11' 10" (3.86m x 3.61m)

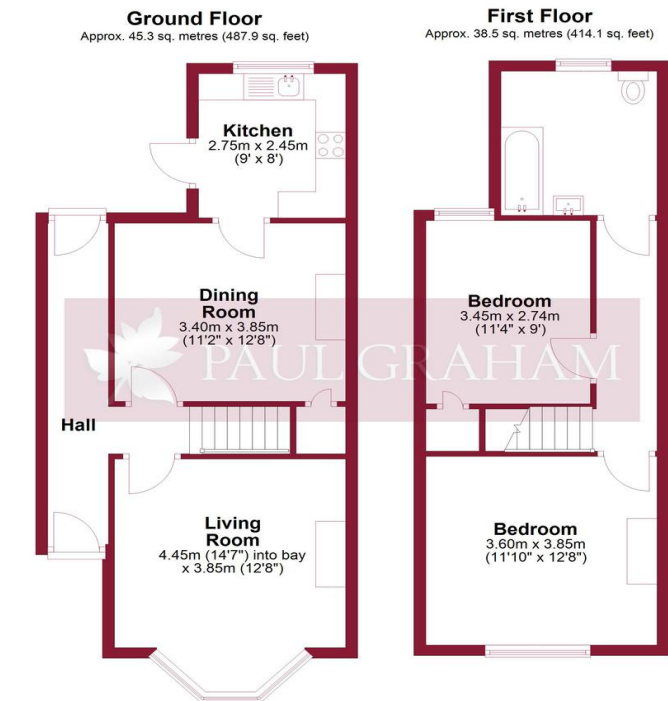
BEDROOM 2 11' 4" x 9' (3.45m x 2.74m)

SPACIOUS BATHROOM

REAR GARDEN

FRONT 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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