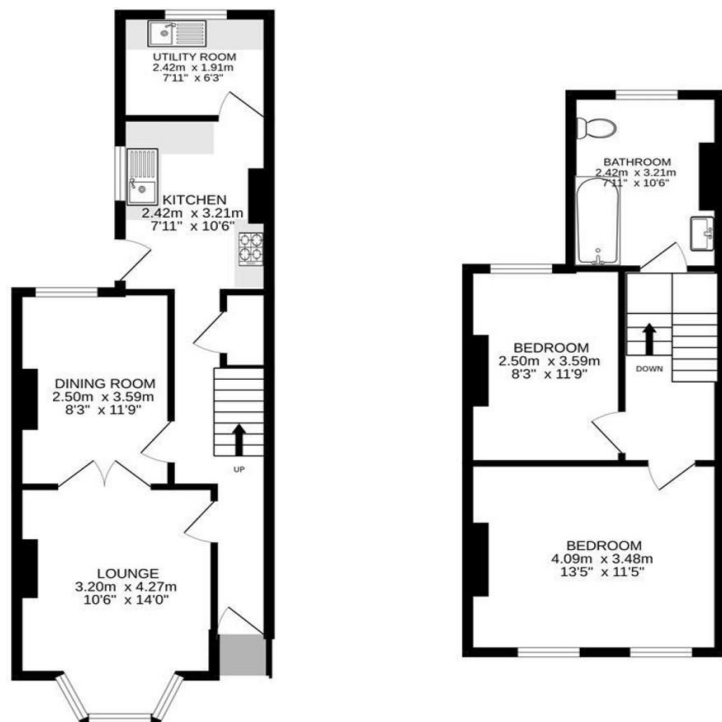




2 Wandle Road, Wallington, Surrey, SM6 7ET | £465,000 Freehold

Paul Graham are delighted to offer this period semi detached house which is situated within easy reach of Hackbridge station and Beddington Park. The property benefits from two reception rooms with an interjoining doors, ideal for entertaining and a good size kitchen with a separate utility room. Upstairs there are two double bedrooms and a spacious bathroom. To the rear there is a southerly aspect rear garden with decked seating area.



Ground floor
41.0 sq.m. (442 sq.ft.) approx.

1st floor
35.7 sq.m. (384 sq.ft.) approx.

TOTAL FLOOR AREA: 76.8 sq.m. (826 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025.

ENTRANCE HALL

LOUNGE 14' x 10' 6" (4.27m x 3.2m)

DINING ROOM 11' 9" x 8' 3" (3.58m x 2.51m)

KITCHEN 10' 6" x 7' 11" (3.2m x 2.41m)

UTILITY ROOM 7' 11" x 6' 3" (2.41m x 1.91m)

STAIRS TO THE FIRST FLOOR

LANDING

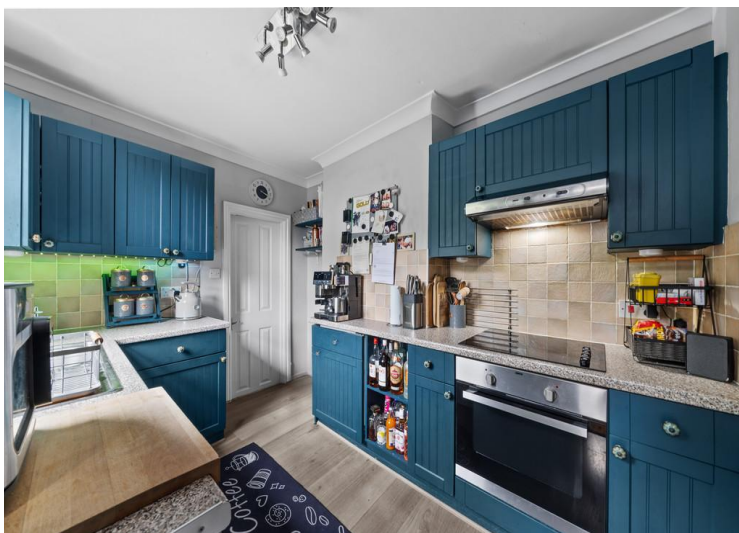
BEDROOM 1 13' 5" x 11' 5" (4.09m x 3.48m)

BEDROOM 2 11' 9" x 8' 3" (3.58m x 2.51m)

BATHROOM 10' 6" x 7' 11" (3.2m x 2.41m)

SOUTHERLY ASPECT REAR GARDEN

CLOSE TO SHOPS AND TRANSPORT LINKS



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 | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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