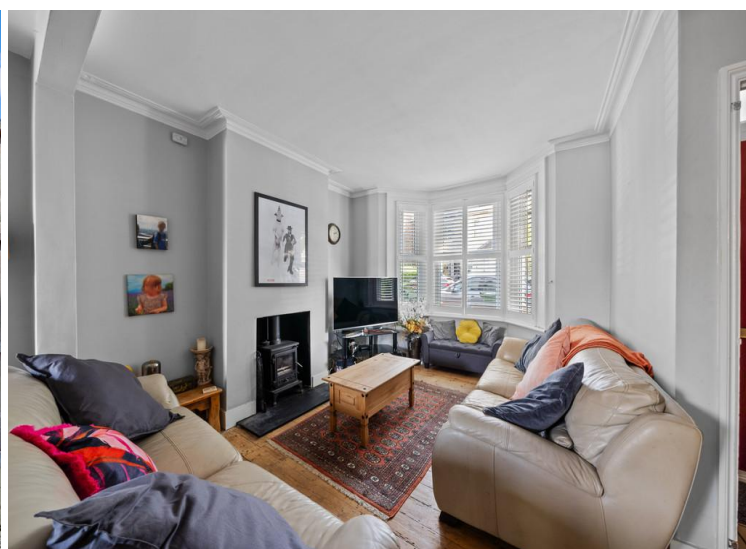




PAUL GRAHAM

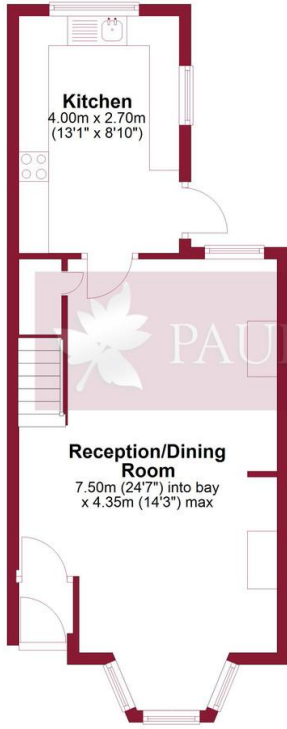


7 Mellows Road, Wallington, Surrey, SM6 8PS | **Guide Price £475,000 Freehold**

Paul Graham are pleased to market this 3 bedroom terraced family house. Situated on a quiet no through road with on street parking. Close to Mellows Park and a range of popular schools. Benefiting from a 24ft through lounge/dining room with access to the kitchen and then out to the rear garden. The first floor has 3 bedrooms and a family bathroom. Viewing is recommended.

Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 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

THROUGH LOUNGE/DINER 24' 7" x 14' 3" (7.49m x 4.34m)

KITCHEN 013' 1" x 8' 10" (3.99m x 2.69m)

LANDING

BEDROOM 1 14' 3" x 10' 4" (4.34m x 3.15m)

BEDROOM 2 11' 10" x 7' 8" (3.61m x 2.34m)

BEDROOM 3 9' 0" x 5' 1" inc to 13' 1" (2.74m x 1.55m)

BATHROOM 7' 7" x 5' 10" (2.31m x 1.78m)

FRONT AND REAR GARDEN

QUIET NO THROUGH ROAD

ON 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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