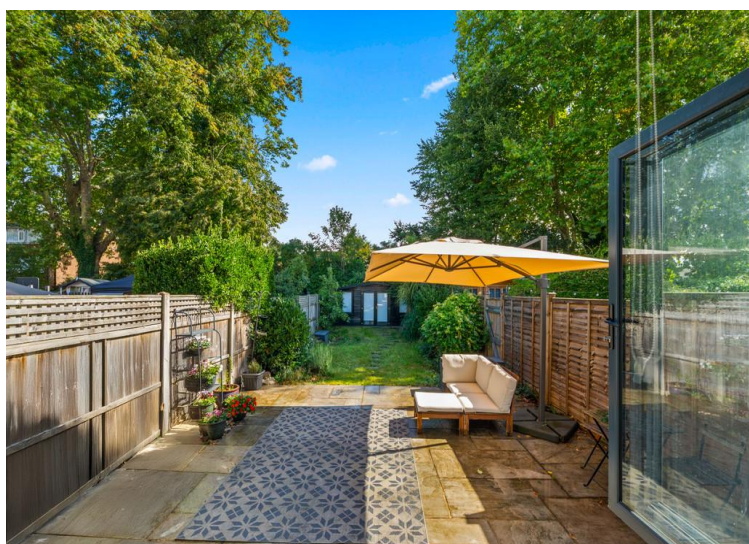




 **PAUL GRAHAM**



25 Bute Road, Wallington, Surrey, SM6 8BZ | Guide Price £500,000 Freehold

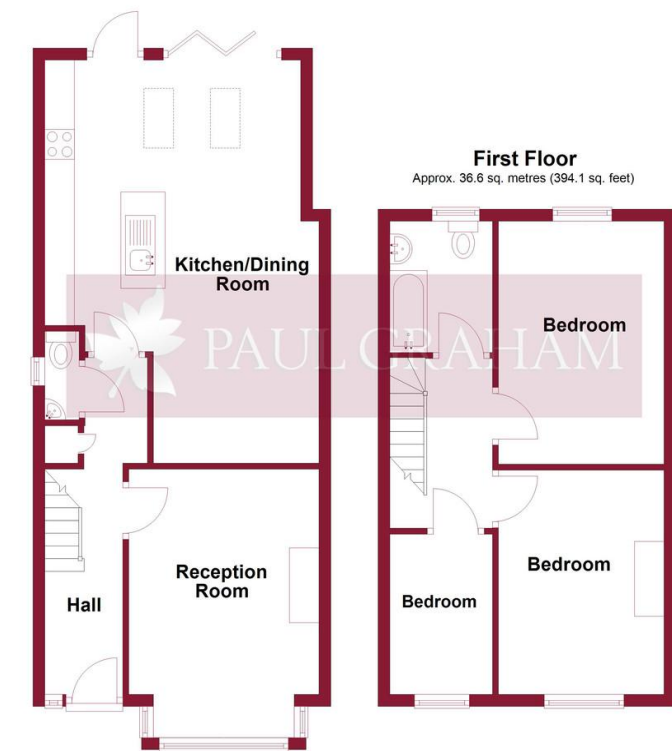
Paul Graham are pleased to market this well presented end of terrace family house. Benefitting from a ground floor WC, separate reception room and a rear extension providing a 21 ft kitchen/diner with bi fold doors out to the rear garden. The first floor has 3 bedrooms and a first floor bathroom. Situated on a residential road which is close to Wallington town centre, reputable schools and Beddington Park. Viewing is recommended on this no chain property.

Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)

First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.5 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.

ENTRANCE HALL

GROUND FLOOR WC

RECEPTION ROOM 14' 3" x 10' 6" (4.34m x 3.2m)

KITCHEN/DINER 21' 4" x 13' 7" (6.5m x 4.14m)

LANDING

BEDROOM 1 11' 9" x 10' 3" (3.58m x 3.12m)

BEDROOM 2 11' 9" x 9' 11" (3.58m x 3.02m)

BEDROOM 3 8' 4" x 5' 8" (2.54m x 1.73m)

FAMILY BATHROOM 7' 7" x 5' 1" (2.31m x 1.55m)

FRONT AND REAR 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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