



71 Tharp Road, Wallington, Surrey, SM6 8LG | £450,000 Freehold

This attractive period property is situated in a popular road close to Mellows Park. Wallington town centre and station are within easy reach. An ideal first home, this property provides the new owners the opportunity to market their own mark and further potential to extend into the loft to create further bedrooms/bathrooms subject to the usual consents.

ENTRANCE HALL

THROUGH LOUNGE 22' 3" x 10' 4" (6.78m x 3.15m)

KITCHEN 11' 8" x 8' 4" (3.56m x 2.54m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 10' 3" (4.01m x 3.12m)

BEDROOM 2 11' 8" x 7' 7" (3.56m x 2.31m)

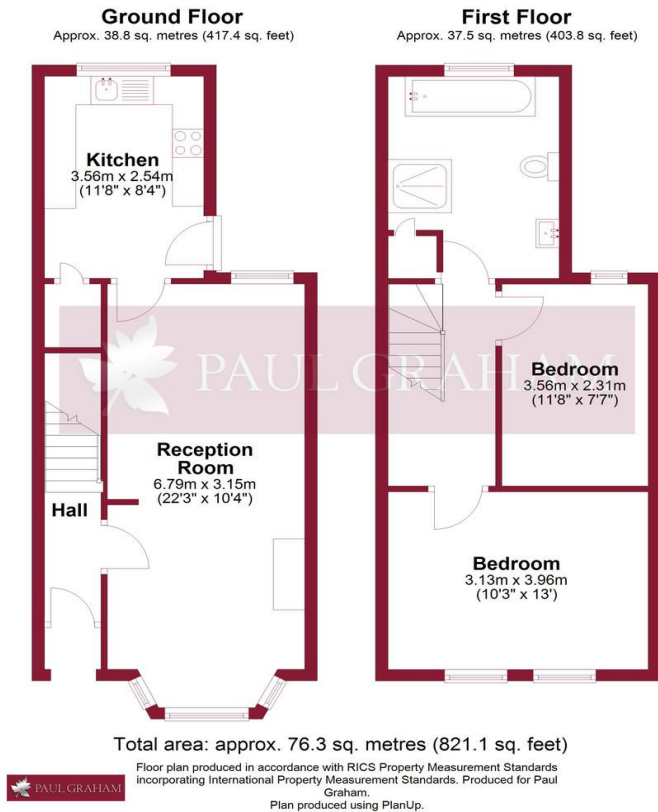
SPACIOUS BATHROOM 11' 4" x 8' 4" (3.45m x 2.54m)

REAR GARDEN

POTENTIAL TO EXTEND INTO THE LOFT

NEW CENTRAL HEATING BOILER

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

WALLINGTON

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