



234 London Road, Wallington, Surrey, SM6 7EA | **£550,000 Freehold**

A well-maintained three-bedroom semi-detached family home, offered for sale with vacant possession and occupying a highly desirable position directly opposite the open green spaces of Beddington Park. The property offers bright and well-proportioned accommodation throughout and also offers excellent potential for extension, subject to the usual planning consents.

**ENTRANCE HALL**

**LOUNGE** 12' 2" x 11' 6" (3.71m x 3.51m)

**DINING ROOM** 12' 2" x 10' 7" (3.71m x 3.23m)

**KITCHEN** 9' 11 max" x 6' 7 max" (3.02m x 2.01m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 12' 2" x 10' 7" (3.71m x 3.23m)

**BEDROOM 2** 12' 2" x 10' 7" (3.71m x 3.23m)

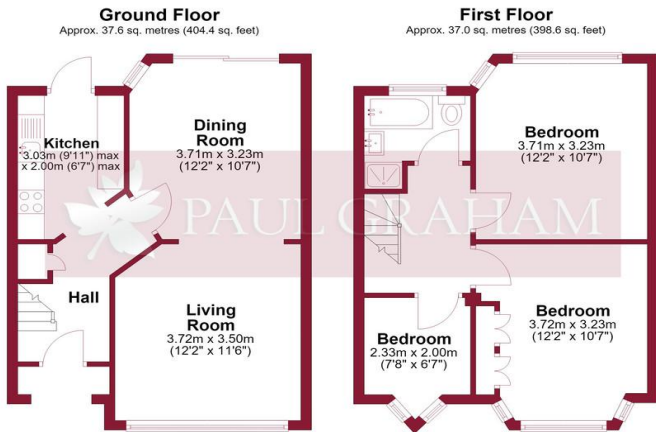
**BEDROOM 3** 7' 8" x 6' 7" (2.34m x 2.01m)

**BATHROOM**

**REAR GARDEN**

**DRIVEWAY PARKING**

**NO ONWARD CHAIN**



Total area: approx. 74.6 sq. metres (803.0 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.



**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	63 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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