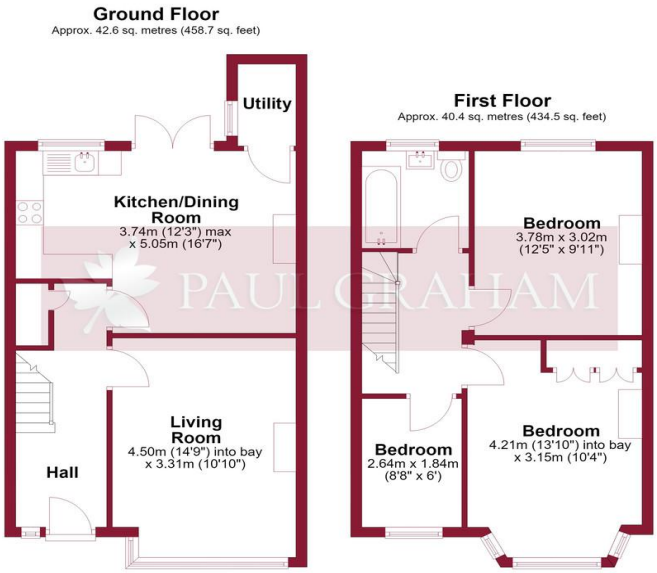






50 Milton Road, South Wallington, Surrey, SM6 9RW | **£567,500 Freehold**

Paul Graham are delighted to offer this well presented family home which is situated within easy reach of a range of excellent schools, local shops and transport links. Boasting well presented accomodation, a 70ft approximate rear garden and off road parking for two cars this would make an ideal family home.



Total area: approx. 83.0 sq. metres (893.2 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

LOUNGE 14' 9 into bay" x 10' 10" (4.5m x 3.3m)

KITCHEN/DINER 12' 3 max" x 16' 7" (3.73m x 5.05m)

UTILITY AREA

STAIRS TO THE FIRST FLOOR

BEDROOM 1 13' 10 into bay" x 10' 4" (4.22m x 3.15m)

BEDROOM 2 12' 5" x 9' 11" (3.78m x 3.02m)

BEDROOM 3 8' 8" x 6' 0" (2.64m x 1.83m)

BATHROOM

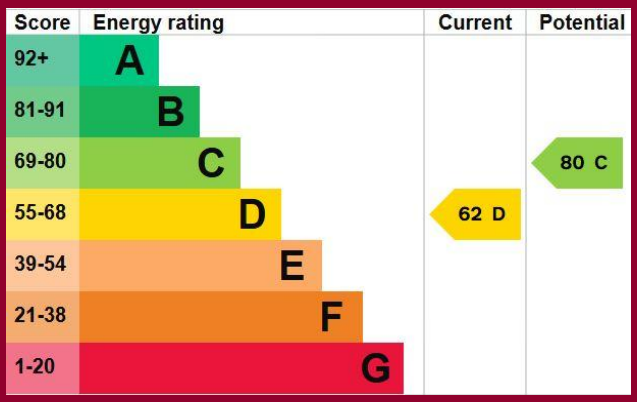
70FT APPROX REAR GARDEN

OFF STREET PARKING FOR TWO CARS





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.



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