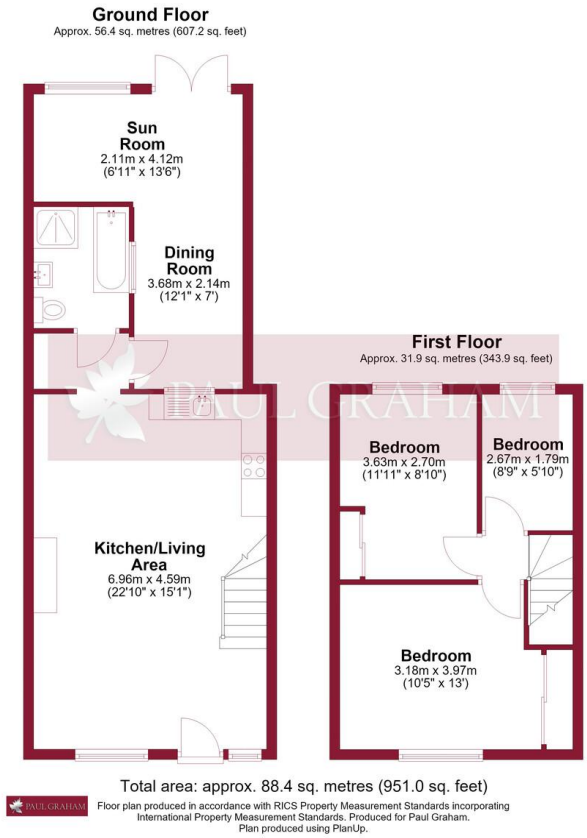






4 Bernard Road, Wallington, Surrey, SM6 0TU | **£475,000 Freehold**

Paul Graham are pleased to offer this beautifully presented three bedroom mid terrace family home, offered in stunning condition throughout and ideally situated in a popular residential location between Wallington and Carshalton. Offering a wide selection of shops, cafés, restaurants and everyday amenities along with well regarded schools.




**ENTRANCE PORCH**

**LIVING ROOM/KITCHEN** 22' 10" x 15' 1" (6.96m x 4.6m)

**DINING ROOM** 12' 1" x 7' (3.68m x 2.13m)

**SUN ROOM** 13' 6" x 6' 11" (4.11m x 2.11m)

**BATHROOM**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 13' 0" x 10' 5" (3.96m x 3.18m)

**BEDROOM 2** 11' 11" x 8' 10" (3.63m x 2.69m)

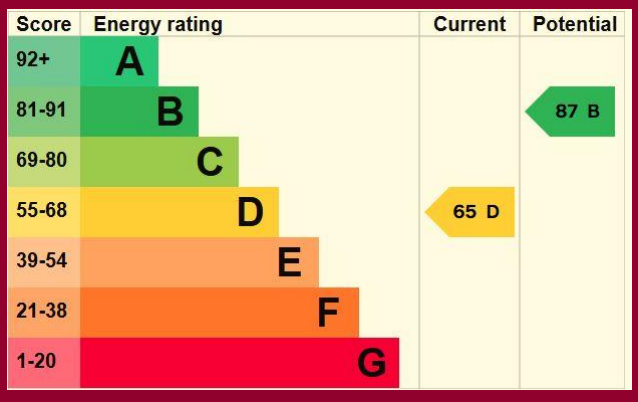
**BEDROOM 3** 8' 9" x 5' 10" (2.67m x 1.78m)

**LOW MAINTENANCE GARDEN**





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.




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