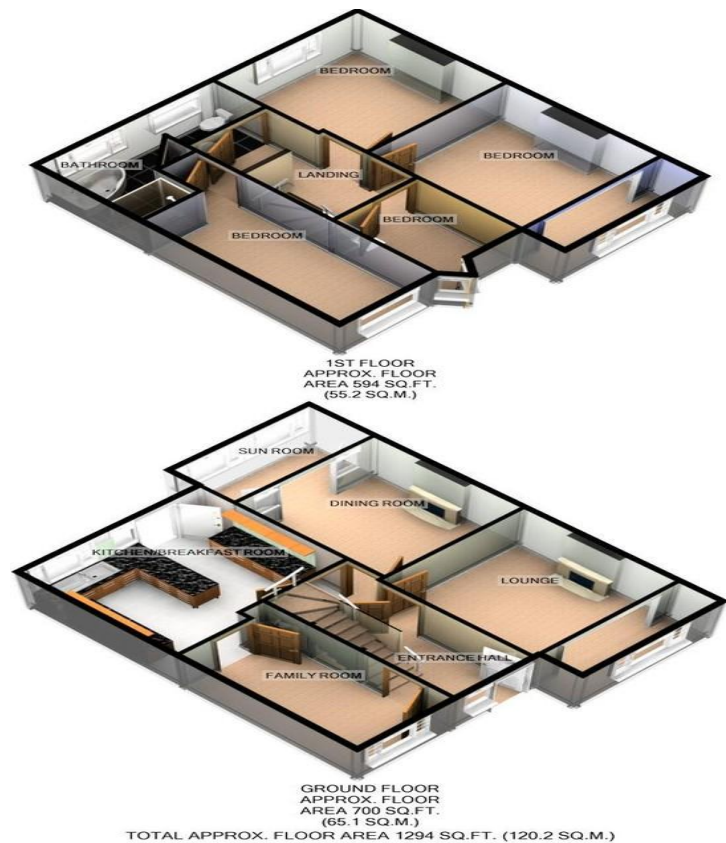




44 Rectory Lane, Wallington, Surrey, SM6 8DX | **£500,000**

Paul Graham are pleased to offer for sale this spacious end of terrace house which boasts 3 reception rooms, wc and a good size kitchen. Upstairs there are 4 bedrooms and family bathroom. Other features include a large garden and off street parking.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

ENTRANCE HALL

LOUNGE 14' 5" x 11' 5" (4.4m x 3.5m)

DINING ROOM 11' 7" x 10' 11" (3.55m x 3.35m)

STUDY/FAMILY ROOM 13' 5" x 7' 1" (4.10m x 2.18m)

KITCHEN/BREAKFAST ROOM 14' 7" x 12' 5" (4.45m x 3.8m)

WC

SUN ROOM

LANDING

BEDROOM 1 14' 5" x 10' 10" (4.4m x 3.31m)

BEDROOM 2 11' 5" x 11' 3" (3.5m x 3.44m)

BEDROOM 3 14' 9" x 7' 2" (4.5m x 2.2m)

BEDROOM 4 7' 8" x 6' 8" (2.35m x 2.05m)

BATHROOM

REAR GARDEN

OFF STREET PARKING



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.

Energy Performance Certificate

44, Rectory Lane
WALLINGTON
SM6 8JX

Dwelling type: End terrace house
Date of assessment: 23 Sep 2010
Date of certificate: 23 Sep 2010
Reference number: 8070-4121-8130-4057-5626
Type of assessment: RdSAP, existing dwelling
Total floor area: 113 sq'

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Current: 60, Potential: 66

Environmental Impact (CO₂) Rating

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Current: 58, Potential: 66

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	266 kWh/m ² per year	222 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.1 tonnes per year
Lighting	150 per year	100 per year
Heating	1512 per year	1710 per year
Hot water	1132 per year	1115 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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