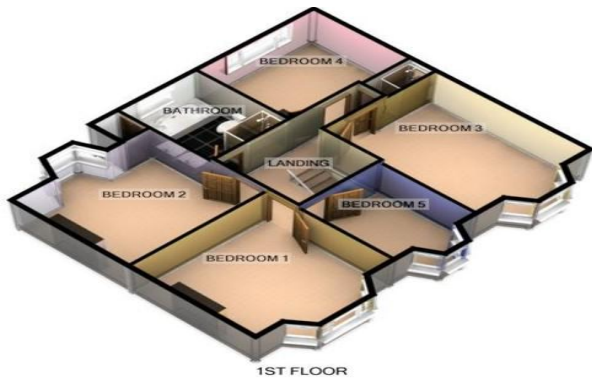




192 Foresters Drive, Wallington, SM6 9LE | Offers Over £750,000

Paul Graham are pleased to market this very well presented and spacious 5 bedroom semi detached house, features include 3 separate receptions, a large kitchen, family bathroom, shower room and ground floor WC, off street parking for 5 cars and garage, situated on Foresters Drive a popular residential road.



1ST FLOOR



GROUND FLOOR

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
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ENTRANCE HALL

RECEPTION 1 14' 8" x 14' 1" (4.47m x 4.29m)

RECEPTION 2 14' 5" x 12' 6" (4.39m x 3.81m)

RECEPTION 3 19' 0" x 14' 1" (5.79m x 4.29m)

KITCHEN/DINER 20' 11" x 11' 5" reducing to 9'6" (6.38m x 3.48m)

UTILITY ROOM 6' 9" x 4' 4" (2.06m x 1.32m)

CLOAKROOM

BEDROOM 1 14' 4" into bay x 13' 2" (4.37m x 4.01m)

BEDROOM 2 13' 1" x 11' 5" (3.99m x 3.48m)

BEDROOM 3 16' 7" x 11' 7" (5.05m x 3.53m)

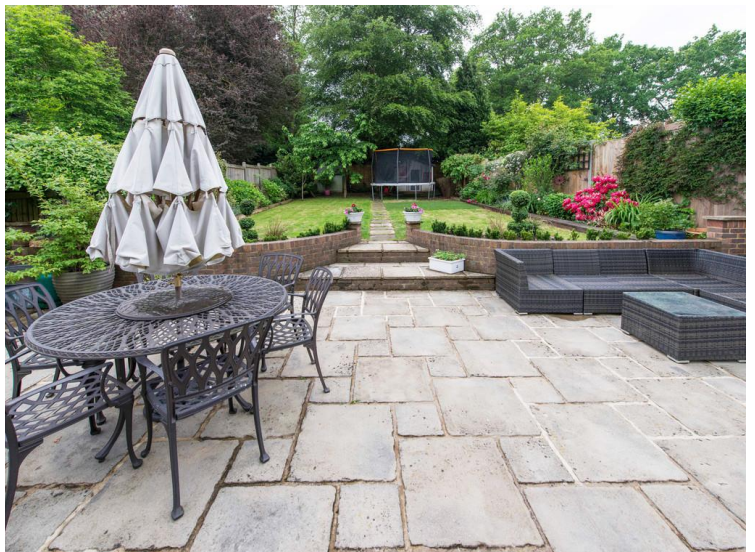
BEDROOM 4 11' 7" x 9' 1" (3.53m x 2.77m)

BEDROOM 5 9' 0" x 7' 11" (2.74m x 2.41m)

BATHROOM 9' 1" x 7' 11" (2.77m x 2.41m)

SHOWER ROOM 5' 2" x 2' 6" (1.57m x 0.76m)

GARAGE 14' 8" x 11' 8" (4.47m x 3.56m)



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 HM Government

Foresters Drive, WALLINGTON, SM6 8LE

Dwelling type: Semi-detached house
 Reference number: 2348-0002-0236-7038-3844
 Date of assessment: 24 May 2018
 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 May 2018
 Total floor area: 169 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,136
Over 3 years you could save	£ 1,923

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 376 over 3 years	£ 276 over 3 years	You could save £ 1,923 over 3 years
Heating	£ 4,302 over 3 years	£ 2,712 over 3 years	
Hot Water	£ 458 over 3 years	£ 231 over 3 years	
Totals	£ 5,136	£ 3,213	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - best leaving costs	Current	Potential	Not energy efficient - higher leaving costs
A (91-100)	D (59)	E (65)	F (23-34)
B (81-90)			G (35-58)
C (69-80)			H (45-55)
D (55-68)			I (45-55)
E (39-54)			J (1-40)

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 275 mm	£100 - £350	£ 183
2 Cavity wall insulation	£300 - £1,500	£ 378
3 Interior or external wall insulation	£4,000 - £14,000	£ 625

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home improvements and cheaper to run.

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