

17 The Drive, South Wallington, Surrey, SM6 9LY
Guide Price £1,100,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Situated in a highly sought after tree lined road close to Wallington High School for Girls and John Fisher, this attractive double fronted detached family home is well presented throughout and benefits from some characterful features including herringbone parquet flooring and a stunning 'sunburst' stained glass window.

The good size entrance hall leads into a large living room with doors leading out into the conservatory. There is a spacious dining room with circular bay window to the front and separate breakfast room which is open plan to the kitchen. A door leads into the utility room and refitted ground floor shower room and also access into the garage.

Upstairs there are four generous sized bedrooms and a modern bathroom which features a freestanding bath and separate shower enclosure. Outside, the driveway at the front provides off street parking for a number of vehicles and leads to the attached garage and to the rear there is a large mature garden with perimeter hedging.

A range of leisure pursuits can be found close by including Purley Sports Club and Woodcote Park golf course. Both Wallington and Purley town centres can also be found nearby and offer a range of shops, amenities and transport links with links to London and the South Coast.



ROOMS

SPACIOUS ENTRANCE HALL

LIVING ROOM 23' 0" x 12' 6" (7.01m x 3.81m)

DINING ROOM 14' 3" x 13' 1" (4.34m x 3.99m)

CONSERVATORY 17' 5" x 12' 0" (5.31m x 3.66m)

KITCHEN/BREAKFAST ROOM 20' 8" x 13' 1" (6.3m x 3.99m)

UTILITY ROOM 8' 2" x 5' 3" (2.49m x 1.6m)

SHOWER ROOM 10' 6" x 4' 3" (3.2m x 1.3m)

DOWNSTAIRS WC

STAIRS TO FIRST FLOOR

BEDROOM 1 14' 1" x 13' 1" (4.29m x 3.99m)

BEDROOM 2 14' 1" x 12' 6" (4.29m x 3.81m)

BEDROOM 3 12' 6" x 8' 2" (3.81m x 2.49m)

BEDROOM 4 8' 10" x 8' 10" (2.69m x 2.69m)

BATHROOM

GARAGE 27' 11" x 9' 10" (8.51m x 3m)

DRIVEWAY FOR A NUMBER OF CARS

LARGE REAR GARDEN



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FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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