



PAUL GRAHAM



11 Derek Avenue, Wallington, Surrey, SM6 7LA | **£615,000 Freehold**

This attractive semi detached family house is located just a short walk from Wallington County Grammar school and local transport links. The ground floor boasts a modern kitchen, two good size reception rooms and a conservatory. Upstairs, there are three bedrooms with fitted wardrobes, a bathroom and separate Wc. Outside there is off street parking, a garage via shared drive and secluded rear garden.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENTRANCE HALL

LIVING ROOM 15' 1" x 11' 4" (4.6m x 3.45m)

DINING ROOM 14' 7" x 10' 8" (4.44m x 3.25m)

CONSERVATORY 13' 9" x 9' 8" (4.19m x 2.95m)

KITCHEN 14' 5" x 6' 9" (4.39m x 2.06m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 15' 1 max" x 10' 10" (4.6m x 3.3m)

BEDROOM 2 14' 7" x 10' 10" (4.44m x 3.3m)

BEDROOM 3 8' 8" x 6' 11" (2.64m x 2.11m)

BATHROOM

SEPARATE WC

OFF STREET PARKING

GARAGE VIA SHARED DRIVEWAY

SECLUDED REAR 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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