

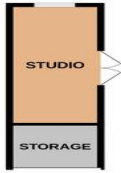


35 Derek Avenue, Wallington, Surrey, SM6 7LA | **£595,000 Freehold**

Offered for sale with no chain Paul Graham are pleased to offer this attractive semi detached house which is positioned within a short walk of Wallington County Grammar school. The property boasts two reception rooms and a fitted kitchen. Upstairs there are three good size bedrooms and a family bathroom. Outside the rear garden is mainly laid to lawn with shrub borders and a door into the studio. The front provides off street parking.

GROUND FLOOR

806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR

493 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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. Made with Metropix ©2024

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE 15' 6" x 11' 3" (4.72m x 3.43m)

DINING ROOM 14' 5" x 10' 7" (4.39m x 3.23m)

KITCHEN 15' 4" x 6' 9" (4.67m x 2.06m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 11" x 10' 9" (4.55m x 3.28m)

BEDROOM 2 14' 7" x 10' 9" (4.44m x 3.28m)

BEDROOM 3 8' 8" x 6' 9" (2.64m x 2.06m)

BATHROOM

REAR GARDEN

STUDIO 17' x 7' 2" (5.18m x 2.18m)

OFF STREET PARKING

NO CHAIN



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		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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