



## 22 Hillside Gardens, Wallington, Surrey SM6 9NY | £620,000 Freehold

Situated in a sought after road close to reputable schools, this attractive semi detached house requires updating however offers the opportunity for the new owner to 'stamp their own mark'. The property boasts two generous reception rooms and a breakfast room leading into the kitchen. Upstairs there are four good size bedrooms, a shower room and separate Wc. Outside boasts a good size rear garden and parking x2 cars at the front.

GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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**

**LOUNGE** 14' 1" x 12' 10" (4.29m x 3.91m)

**DINING ROOM** 17' 3" x 10' 6" (5.26m x 3.2m)

**BREAKFAST ROOM** 11' 5" x 9' 11" (3.48m x 3.02m)

**KITCHEN** 9' x 9' 4" (2.74m x 2.84m)

**LEAN TO** 11' 8" x 4' 11" (3.56m x 1.5m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**BEDROOM** 1 12' 6" x 12' 6" (3.81m x 3.81m)

**BEDROOM** 2 13' 9" x 10' 8" (4.19m x 3.25m)

**BEDROOM** 3 11' 6" x 7' 7" (3.51m x 2.31m)

**BEDROOM** 4 11' 6" x 9' 6" (3.51m x 2.9m)

**SHOWER ROOM AND WC**

**DRIVEWAY PARKING X2**

**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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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