

124 Onslow Gardens, South Wallington, Surrey, SM6 9QG  
Guide Price £775,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Situated in a popular road which is within easy reach of Wallington station and shops, this attractive period semi detached family house is offered for sale with no chain. Whilst the property has been well maintained, it still provides an opportunity for the new owner to make it their own.

The accommodation comprises of three reception rooms, an L-shaped kitchen and cellar. Upstairs there are four good size bedrooms, and a shower room. An added bonus is the self contained annexe with a 14'8 bed/reception room, it's own kitchenette and bathroom.

The property benefits from a good size garden, driveway parking and garage.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE** 15' 5" x 14' 2" (4.7m x 4.32m)

**DINING ROOM** 10' 7" x 10' 5" (3.23m x 3.18m)

**BREAKFAST ROOM** 10' 7" x 10' 5" (3.23m x 3.18m)

**KITCHEN** 14' 11 max" x 10' 5 max" (4.55m x 3.18m)

**INNER LOBBY**

**RECEPTION ROOM/BED 5** 14' 8" x 13' 4" (4.47m x 4.06m)

**KITCHENETTE** 8' x 4' 10" (2.44m x 1.47m)

**BATHROOM**

**CELLAR**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 14' 6" x 14' (4.42m x 4.27m)

**BEDROOM 2** 14' 7" x 11' 11" (4.44m x 3.63m)

**BEDROOM 3** 10' 5" x 9' 5" (3.18m x 2.87m)

**BEDROOM 4** 11' 1" x 7' 10" (3.38m x 2.39m)

**SHOWER ROOM**

**REAR GARDEN**

**GARAGE AND DRIVEWAY**

**NO CHAIN**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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

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## CARSHALTON

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