

10 Tollhouse Lane, South Wallington, Surrey, SM6 9PA  
£725,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

Situated in a quiet private residential development this three bedroom detached house is situated within easy access to a range of reputable schools including Wallington High School for Girls and John Fisher.

The accommodation comprises a 24'11 through lounge with doors leading out to the landscaped garden, dining room and a kitchen. Upstairs there is a family bathroom and 3 bedrooms (one with an en-suite shower room). Outside boasts landscaped gardens, driveway and double garage.



## ROOMS

### ENTRANCE HALL

**THROUGH LOUNGE** 24' 11" x 11' 10" (7.59m x 3.61m)

**DINING ROOM** 15' 5" x 8' 6" (4.7m x 2.59m)

**KITCHEN** 14' 5" x 8' 10" (4.39m x 2.69m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 15' 1" x 12' 2" (4.6m x 3.71m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2** 12' 2" x 9' 2" (3.71m x 2.79m)

**BEDROOM 3** 11' 10" x 6' 3" (3.61m x 1.91m)

**BATHROOM**

**LANDSCAPED GARDENS**

**DRIVEWAY WITH OFF STREET PARKING**

**DOUBLE GARAGE**

**SMALL PRIVATE DEVELOPMENT**



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# FLOOR PLAN



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		

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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Email. wallington@paulgraham.co.uk

## CARSHALTON

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