



 PAUL GRAHAM



4 Harmony Close, South Wallington, Surrey, SM6 9LS | **Guide Price £587,500 Freehold**

Paul Graham are pleased to market this well presented 3 bedroom detached house situated an a quiet cul-de-sac in South Wallington close to reputable schools. The property has a 16ft reception room which leads to 2nd reception room opening on to a conservatory. Other features include front and rear gardens, ground floor WC, off street parking and a garage. Viewing is recommended.



TOTAL FLOOR AREA : 1171 sq. ft. (108.8 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 62024

RECEPTION 1 16' 9" x 13' 6" (5.11m x 4.11m)

RECEPTION 2 13' 7" x 9' (4.14m x 2.74m)

CONSERVATORY 10' 7" x 10' 6" (3.23m x 3.2m)

GROUND FLOOR WC

KITCHEN 10' 11" x 7' 6" (3.33m x 2.29m)

LANDING

BEDROOM 1 14' 1" x 10' 4" (4.29m x 3.15m)

BEDROOM 2 13' 10" x 9' 9" (4.22m x 2.97m)

BEDROOM 3 9' 3" x 6' 10" (2.82m x 2.08m)

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m)

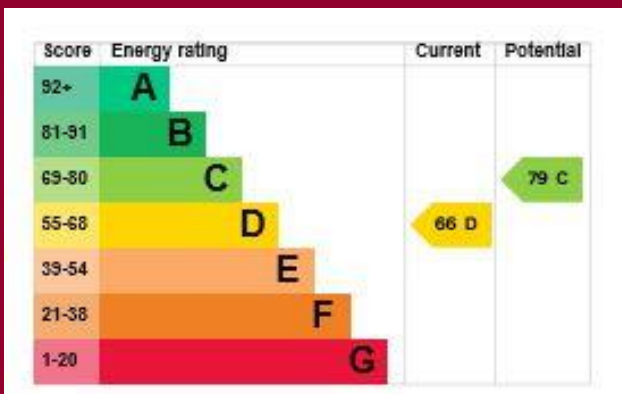
FRONT & REAR GARDENS

OFF ROAD PARKING

GARAGE



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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