

65 Sandy Lane South, South Wallington, Surrey, SM6 9RF  
£810,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

Paul Graham are pleased to offer this attractive semi detached family house with ample off road parking and attractive front and rear gardens. A range of reputable schools including both Wallington Girls and Wilson's can be found closeby. Wallington town centre is within easy reach and provides a range of shops and amenities and rail links to London.

The spacious accommodation is comprised of two spacious reception rooms, a garden room and a modern refitted kitchen. Other benefits are a separate utility room with Wc and shower room.

The first floor boasts four bedrooms, a family bathroom and a Wc. The large fifth bedroom is on the top floor. Outside there are gardens front and rear along with a driveway which provides off street parking leading to an attached garage. Vendor suited.



## ROOMS

**ENCLOSED PORCH**

**SPACIOUS ENTRANCE HALL**

**LOUNGE** 15' 9" x 15' (4.8m x 4.57m)

**DINING ROOM** 14' 10" x 13' 3" (4.52m x 4.04m)

**GARDEN ROOM** 11' 1" x 9' 7" (3.38m x 2.92m)

**KITCHEN** 18' 1" x 8' 1" (5.51m x 2.46m)

**UTILITY ROOM** 15' x 8' (4.57m x 2.44m)

**SHOWER ROOM**

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 14' 9" x 13' 7" (4.5m x 4.14m)

**BEDROOM 2** 14' 9" x 12' 11" (4.5m x 3.94m)

**BEDROOM 3** 9' 1" x 8' 1" (2.77m x 2.46m)

**BEDROOM 4** 8' 8" x 7' 4" (2.64m x 2.24m)

**BATHROOM**

**SEPARATE WC**

**STAIRS TO TOP FLOOR**

**BEDROOM 5** 18' 10" x 15' 6" (5.74m x 4.72m)

**FRONT AND REAR GARDENS**

**GARAGE AND DRIVEWAY**

**VENDOR SUITED**



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# FLOOR PLAN



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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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