

25 The Newlands, South Wallington, Surrey, SM6 9JX
£900,000 Freehold



PAUL GRAHAM

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DESCRIPTION

An opportunity to acquire this imposing detached family house which is in a sought after road on the South side of Wallington. The spacious property boasts versatile accommodation arranged over three floors, and a large secluded rear garden and is offered for sale with no chain. The property which would benefit from some updating, boasts many original features including a large stained-glass window, wall panelling and attractive cornice. The spacious entrance hall leads into a light and airy through lounge/diner which has doors leading out to the rear garden. The fitted kitchen/breakfast room is at the rear of the property and also has a separate utility room. There is also a 15'10" office and shower room.

Stairs lead to the first floor with a galleried landing and boasts five bedrooms and a family bathroom (we believe that the rooms could be reconfigured to create a master bedroom with en-suite). Family Room/Bed room six is located on the top floor. Outside, there is a large well maintained secluded garden at the rear and a driveway with ample parking leading to a tandem garage at the front.

The Newlands is a popular road which is within easy reach of local shops and bus services. A range of excellent schools are within walking distance including Wallington Girls and Wilson's. A range of leisure pursuits can be found close by including Purley Sports Club, The Phoenix Centre and Wallington Sports Club.



ROOMS

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE/DINER 34' 2" x 12' 11" (10.41m x 3.94m)

KITCHEN/BREAKFAST ROOM 14' 7" x 13' 10" (4.44m x 4.22m)

UTILITY ROOM

OFFICE 15' 10" x 10' 6" (4.83m x 3.2m)

SHOWER ROOM/WC

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1 16' 1" x 13' (4.9m x 3.96m)

BEDROOM 2 14' 2" x 11' 11" (4.32m x 3.63m)

BEDROOM 3 9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM 4 10' 5" x 5' 11" (3.18m x 1.8m)

BEDROOM 5 11' 4" x 6' 7" (3.45m x 2.01m)

BATHROOM

STAIRS TO TOP FLOOR

FAMILY ROOM/BEDROOM 6 15' 11" x 11' 5" (4.85m x 3.48m)

LARGE REAR GARDEN

DRIEWAY PARKING FOR 3/4 CARS

TANDEM GARAGE/WORKSHOP 33' 11" x 9' (10.34m x 2.74m)

NO CHAIN



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FLOOR PLAN



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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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