

25 Stanley Park Road, Wallington, Surrey, SM6 0HL
Guide Price £825,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are delighted to present this spacious double front detached bungalow which sits on a bold plot within easy reach of Wallington town centre which offers a range of shops and amenities. The property which boasts 1932 sq ft and offers versatile accommodation as a family home but also offers scope for development, subject to planning.

The accommodation comprises of an enclosed entrance porch leading into a large lounge with characterful circular bay windows to both sides. Along the hallway there is a 14'10 kitchen, separate dining room which leads into the conservatory. There are also three good size bedrooms and a bathroom. Outside, there are large gardens to the front and rear and a private driveway with ample parking leading to two garages. The property would make a lovely family home, however, also offers the potential for development/extensions subject to the usual consents.



ROOMS

ENTRANCE PORCH

LOUNGE 35' x 17' 6" (10.67m x 5.33m)

KITCHEN 14' 10" x 8' 10" (4.52m x 2.69m)

DINING ROOM 12' 5" x 10' 8" (3.78m x 3.25m)

CONSERVATORY 14' 5" x 11' 5" (4.39m x 3.48m)

BEDROOM 1 16' 11" x 14' 7" (5.16m x 4.44m)

BEDROOM 2 13' 9" x 11' 9" (4.19m x 3.58m)

BEDROOM 3 11' 4" x 8' 10" (3.45m x 2.69m)

BATHROOM

LARGE SOUTHERLY ASPECT REAR GARDEN

LARGE FRONT GARDENS

PRIVATE DRIVEWAY

GARAGE 1 16' x 9' 11" (4.88m x 3.02m)

GARAGE 2 21' 2" x 13' 9" (6.45m x 4.19m)

AMPLE PARKING

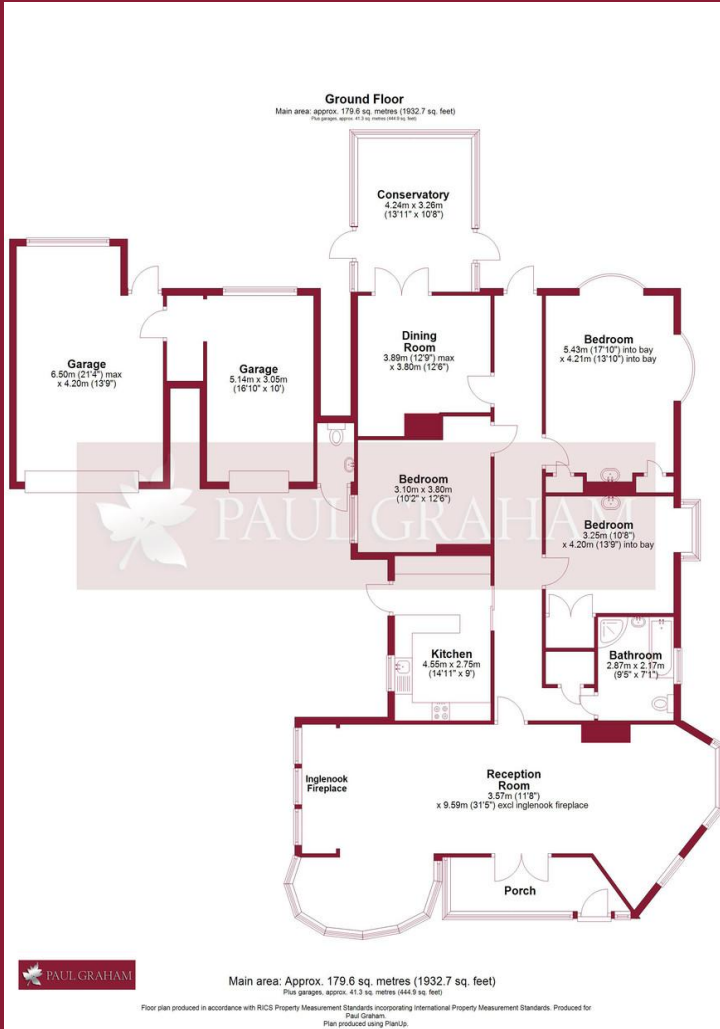
SCOPE FOR DEVELOPMENT



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FLOOR PLAN



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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