

30 Buckingham Way, Wallington, Surrey, SM6 9LT  
Guide Price £1,100,000 Freehold



PAUL GRAHAM

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





## DESCRIPTION

Paul Graham are delighted to market this stunning 6 bedroom detached house on one of South Wallington most sought after roads. There are 4 bedrooms in the main house and a self contained annexe equivalent of a 2 bedroom house adjoined to the property which has its own entrance as well as access to the house and garden, a perfect place for family or visitors to stay long term of just a brief visit, it could also be rented out long term tenancy or short term via Airbnb for an additional income. Viewing is highly recommended.



## ROOMS

### ENTRANCE HALL

### GROUND FLOOR WC

**RECEPTION ROOM** 23' x 11' 2" (7.01m x 3.4m)

**KITCHEN/DINING ROOM** 26' 9" x 17' 5" max (8.15m x 5.31m)

**UTILITY/STORAGE ROOM** 20' 10" x 6' 8" (6.35m x 2.03m)

### FIRST FLOOR

**BEDROOM** 1 15' 10" x 14' 9" (4.83m x 4.5m)

### EN SUITE SHOWER

**BEDROOM** 2 13' 8" x 12' 4" (4.17m x 3.76m)

**BEDROOM** 3 11' 6" x 8' 3" (3.51m x 2.51m)

**BEDROOM** 4 9' 3" x 5' 6" (2.82m x 1.68m)

### FAMILY BATHROOM

### ANNEXE

**RECEPTION ROOM** 18' 8" x 11' 11" (5.69m x 3.63m)

**KITCHEN** 11' 10" x 7' 10" (3.61m x 2.39m)

### FIRST FLOOR

**BEDROOM** 5 12' 8" x 11' 10" (3.86m x 3.61m)

**BEDROOM** 6 11' 10" x 9' 2" (3.61m x 2.79m)

### BATHROOM

### OUTSIDE

### FRONT GARDEN

### OFF STREET PARKING FOR SEVERAL CARS

### REAR GARDEN

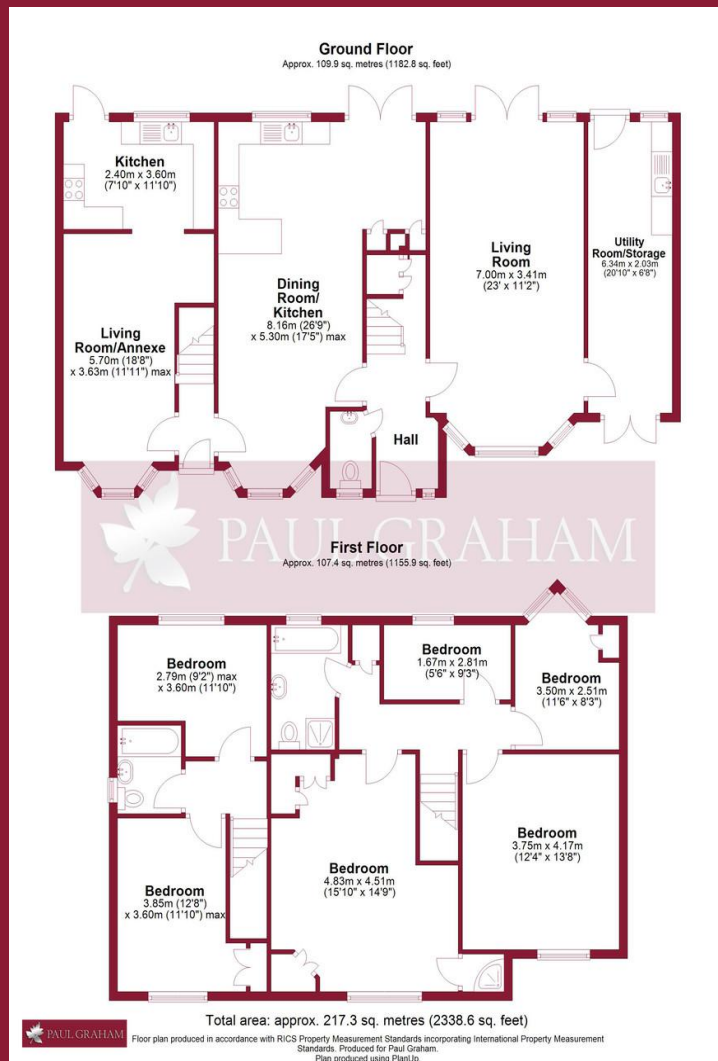


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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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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