

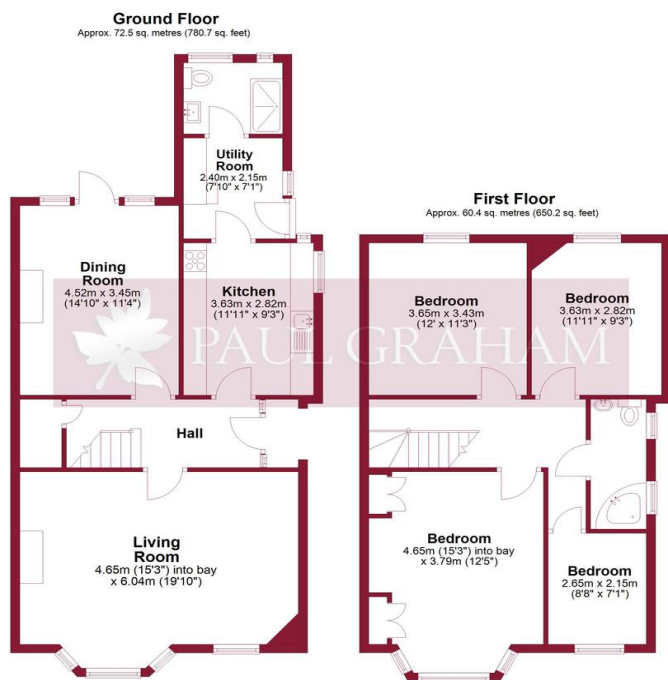


PAUL GRAHAM



26 Blenheim Gardens, South Wallington, Surrey, SM6 9PP | **£710,000 Freehold**

Paul Graham are delighted to offer for sale this attractive period family house which is located in one of Wallington's sought after roads close to the town centre and a range of excellent schools. The accommodation comprises two reception rooms, a modern kitchen with a separate utility room and ground floor shower room. Upstairs there are four bedrooms and a family bathroom. Outside there is driveway parking to the front and a good size garden at the rear.



Total area: approx. 132.9 sq. metres (1430.9 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using PlanUp.

ENTRANCE HALL

LIVING ROOM 15' 3 max" x 19' 10" (4.65m x 6.05m)

DINING ROOM 14' 10" x 11' 4" (4.52m x 3.45m)

KITCHEN 11' 11" x 9' 3" (3.63m x 2.82m)

UTILITY ROOM

SHOWER ROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 15' 3 max" x 12' 5" (4.65m x 3.78m)

BEDROOM 2 12' x 11' 3" (3.66m x 3.43m)

BEDROOM 3 11' 11" x 9' 3" (3.63m x 2.82m)

BEDROOM 4 8' 8" x 7' 1" (2.64m x 2.16m)

BATHROOM

DRIVEWAY PARKING

REAR GARDEN



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

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