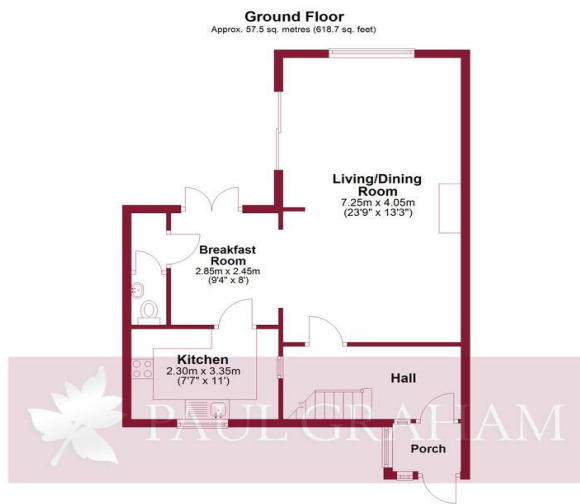




7 Apeldoorn Drive, South Wallington, Surrey, SM6 9LF | £495,000 Freehold

Offered for sale with no chain, this three bedroom semi detached house is located within a popular residential development close to excellent schools including Wallington High School for Girls. Situated on a corner plot this family home has been extended to the rear however offers further potential to extend. Viewing advised.



Total area: approx. 97.3 sq. metres (1047.6 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 PORCH

ENTRANCE HALL

LIVING/DINING ROOM 23' 9 max" x 13' 3" (7.24m x 4.04m)

BREAKFAST ROOM 9' 4" x 8' (2.84m x 2.44m)

KITCHEN 11' 11" x 7' 7" (3.63m x 2.31m)

WC

STAIRS TO FIRST FLOOR

BEDROOM 1 13' 0" x 10' 6" (3.96m x 3.2m)

BEDROOM 2 11' 4" x 10' 10" (3.45m x 3.3m)

BEDROOM 3 9' 4" x 6' 7" (2.84m x 2.01m)

SHOWER ROOM

GARDEN

GARAGE AND OFF STREET PARKING

NO CHAIN



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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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