

70 Morton Gardens, Wallington, Surrey, SM6 8EX
£735,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer this beautifully presented four double bedroom family home which is located in one of Wallington's favoured roads within easy reach of shops, reputable schools and Wallington station.

The tastefully modernised property boasts a wealth of character is comprised of a spacious entrance hall, leading into a well proportioned lounge with bay window to the front. At the rear there is an open plan refitted kitchen and dining room which in turn leads into the garden room. The first floor is comprised of three double bedrooms and a modern bathroom with separate WC. The top floor features the splendid master bedroom complete with en-suite shower room. A secluded, southerly aspect, low maintenance garden can be found at the rear, whilst the front provides driveway parking. Viewing advised.



ROOMS

ENTRANCE HALL

LOUNGE 16' 5 into bay" x 12' 6" (5m x 3.81m)

DINING ROOM 13' 3" x 11' 6" (4.04m x 3.51m)

GARDEN ROOM 16' 6" x 11' 7" (5.03m x 3.53m)

KITCHEN 9' 4" x 7' 11" (2.84m x 2.41m)



STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 2 15' 3 into bay" x 12' 6" (4.65m x 3.81m)

BEDROOM 3 9' 3" x 8' 10" (2.82m x 2.69m)

BEDROOM 4 9' 3" x 8' 10" (2.82m x 2.69m)

BATHROOM



SEPARATE WC

STAIRS TO TOP FLOOR

BEDROOM 1 21' 1" x 14' 9 max" (6.43m x 4.5m)

EN SUITE SHOWER ROOM

SECLUDED SOUTHERLY ASPECT GARDEN

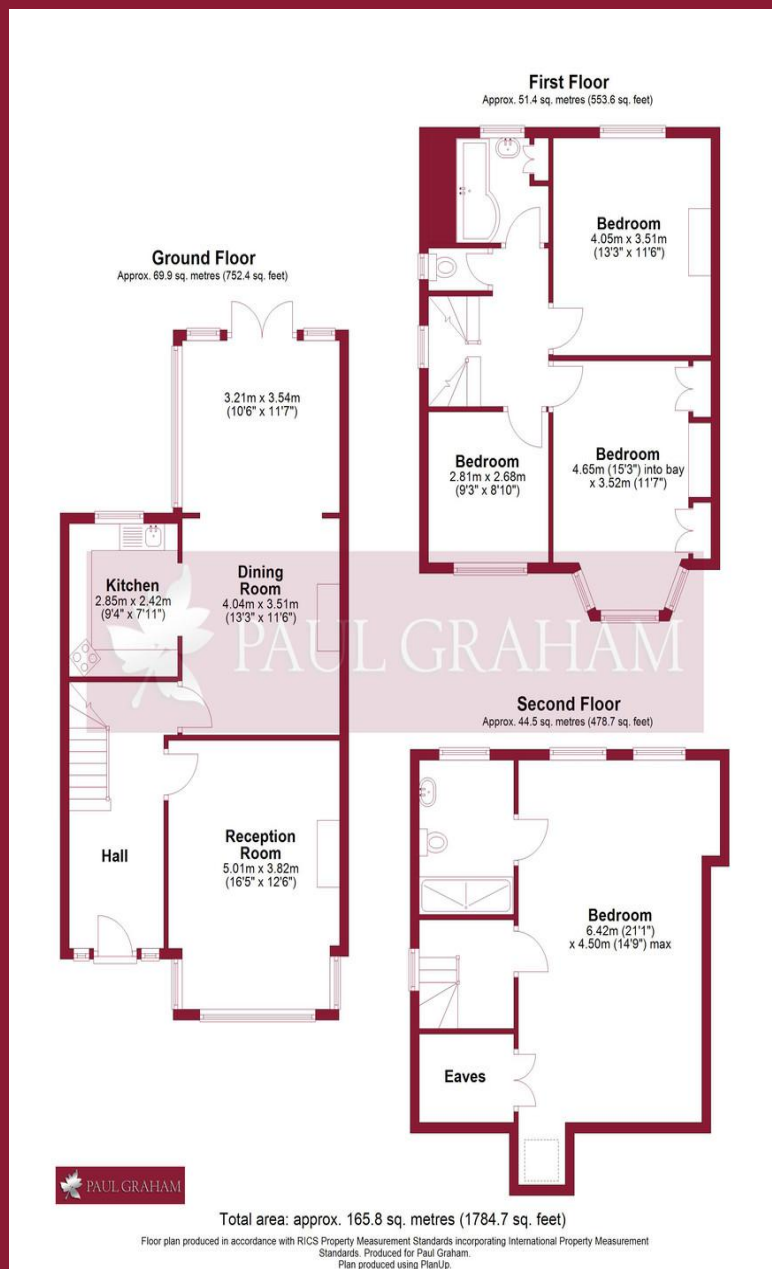
DRIVEWAY PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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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