

4 Foresters Drive, South Wallington, Surrey, SM6 9DG
£775,000 Freehold



PAUL GRAHAM

WWW.PAULGRAHAM.CO.UK



DESCRIPTION

Paul Graham are delighted to offer for sale this spacious family house which is located on the south side of Wallington and is within easy reach of excellent schools including Wilson's and Wallington High School for Girls. This extended semi detached family house boasts good size living accommodation comprised of three reception rooms, a fitted kitchen/breakfast room with separate utility room and WC.

Upstairs there are five bedrooms, one benefits from an en-suite shower room and family bathroom. Outside there is a good size garden to the rear with feature pond and patio. The front provides a driveway with ample parking and a garage. Local shops and transport links can be found closeby as can Mellows Park and a variety of sports and leisure clubs. A viewing is highly recommended.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 15' 7" x 13' 0" (4.75m x 3.96m)

DINING ROOM 14' 5" x 9' 8" (4.39m x 2.95m)

FAMILY ROOM 19' 8 max" x 12' 2 max" (5.99m x 3.71m)

KITCHEN 14' 5" x 9' 8" (4.39m x 2.95m)

UTILITY ROOM AND WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 17' 9" x 11' 2" (5.41m x 3.4m)

EN SUITE SHOWER ROOM

BEDROOM 2 15' 1" x 12' 2" (4.6m x 3.71m)

BEDROOM 3 12' 8" x 12' 4" (3.86m x 3.76m)

BEDROOM 4 14' 7" x 8' 10" (4.44m x 2.69m)

BEDROOM 5 8' 4" x 7' 7" (2.54m x 2.31m)

FAMILY BATHROOM

GOOD SIZE REAR GARDEN

**DRIVEWAY WITH AMPLE OFF-STREET
PARKING AND GARAGE**

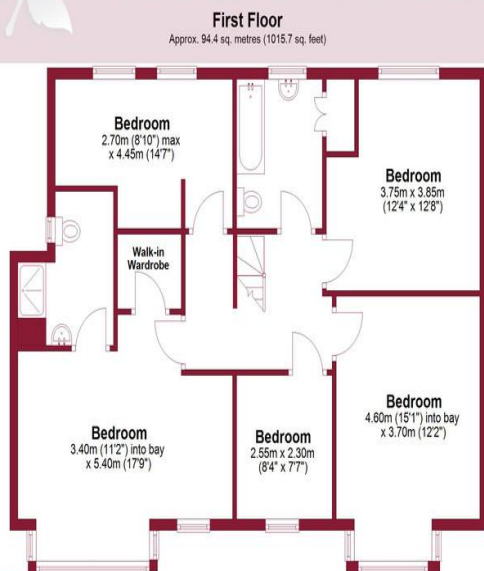
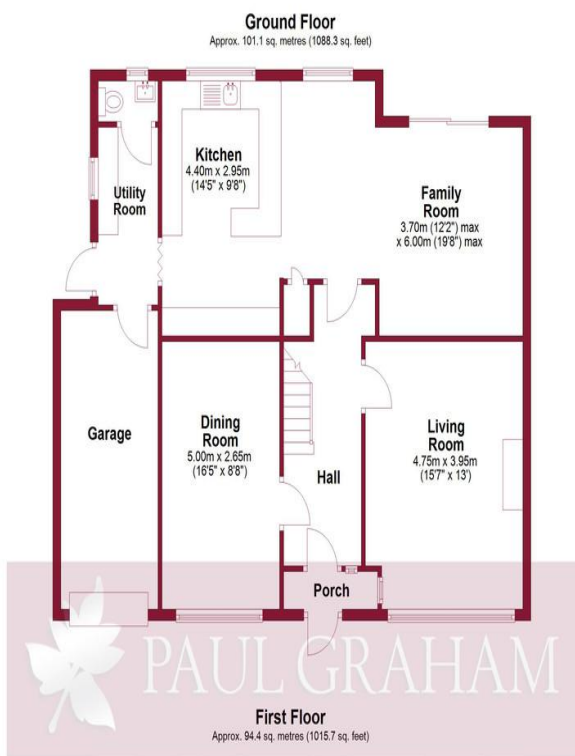
ELECTRIC CAR CHARGING POINT



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FLOOR PLAN



Total area: approx. 195.5 sq. metres (2104.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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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