

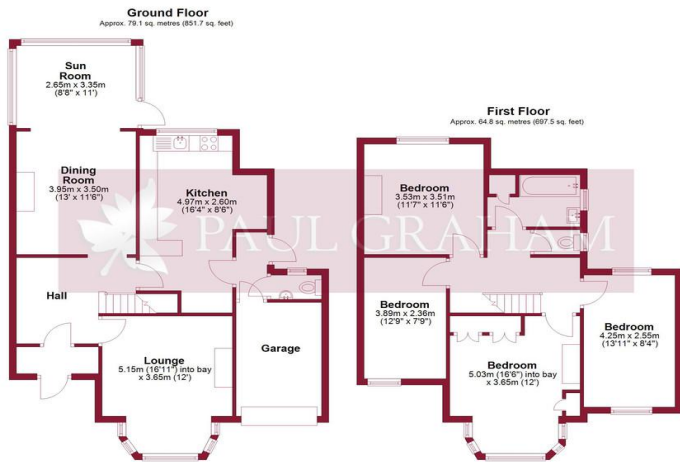


PAUL GRAHAM



11 Alington Grove, South Wallington, Surrey, SM6 9NH | **£675,000 Freehold**

Not to be missed, this spacious four bedroom semi detached family home is located in a favoured road in South Wallington close to excellent schools. The property which does require updating boasts good size accommodation and a large southerly aspect garden. An early viewing is advised.



Total area: approx. 143.9 sq. metres (1549.2 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using Partip.

ENTRANCE HALL 12' 1" x 10' 3" (3.68m x 3.12m)

LOUNGE 16' 11 max" x 12' (5.16m x 3.66m)

DINING ROOM 13' x 11' 6" (3.96m x 3.51m)

SUN ROOM 11' x 8' 8" (3.35m x 2.64m)

KITCHEN/BREAKFAST ROOM 16' 4" x 8' 6" (4.98m x 2.59m)

WC

STAIRS TO THE FIRST FLOOR

BEDROOM 1 16' 6 max" x 12' (5.03m x 3.66m)

BEDROOM 2 11' 7" x 11' 6" (3.53m x 3.51m)

BEDROOM 3 13' 11" x 8' 4" (4.24m x 2.54m)

BEDROOM 4 12' 9" x 7' 9" (3.89m x 2.36m)

BATHROOM

LARGE SOUTHERLY ASPECT GARDEN

DRIVEWAY PARKING

FRONT GARDEN

GAR AGE

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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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