

40 The Newlands, South Wallington, Surrey, SM6 9JU
£900,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are pleased to market this extended 4 bedroom detached house situated in a sought after residential road in South Wallington close highly regarded schools. The property has a large front garden with off street parking for several cars, a car port leading to a garage and a large southerly facing rear garden. Benefitting from 3 reception rooms, kitchen/breakfast room, utility room with WC, upstairs there are 4 bedrooms and a family bathroom. Viewing is recommended on this no chain property.



ROOMS

ENTRANCE HALL

RECEPTION 1 15' 8" x 12' 11" (4.78m x 3.94m)

RECEPTION 2 16' 8" x 12' 6" (5.08m x 3.81m)

KITCHEN/BREAKFAST ROOM 19' 6"
reducing to 12' 5" x 16' 11" (5.94m x 5.16m)

RECEPTION 3 26' 7" x 11' (8.1m x 3.35m)

UTILITY ROOM WITH WC 7' 3" x 5' 7" (2.21m x 1.7m)

LANDING

BEDROOM 1 15' 6" x 12' 11" (4.72m x 3.94m)

BEDROOM 2 13' 2" x 12' 11" (4.01m x 3.94m)

BEDROOM 3 11' 5" x 9' 5" (3.48m x 2.87m)

BEDROOM 4 9' x 7' 5" (2.74m x 2.26m)

BATHROOM 11' 9" x 5' 11" (3.58m x 1.8m)

OFF ROAD PARKING

CAR PORT AND GARAGE

SOUTHERLY ASPECT GARDEN

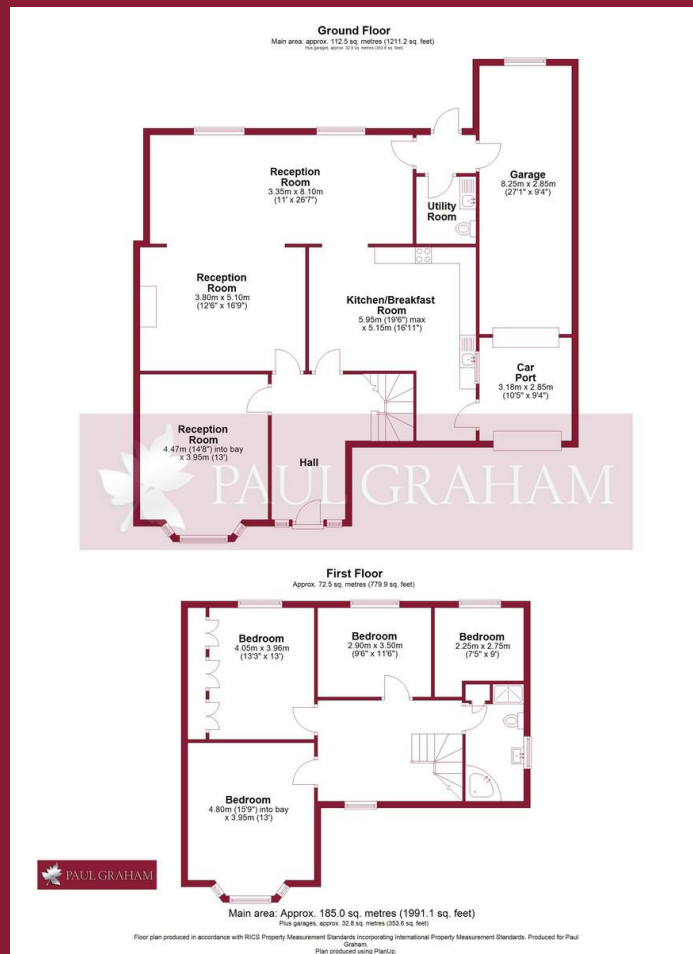
NO CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 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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