



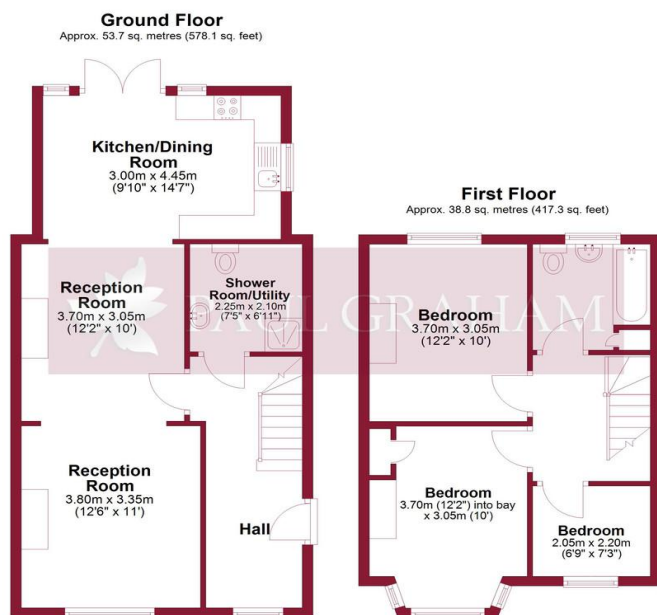
PAUL GRAHAM



**48 Burleigh Avenue, Wallington, Surrey, SM6 7JG | Guide Price £550,000 Freehold**

Situated on the popular Butter Hill development this extended family home is offered for sale with no chain. Located within easy reach of Wallington and Carshalton stations and reputable schools this property is not to be missed. Features include a spacious entrance hall, two reception rooms, a kitchen/breakfast room and utility/WC/shower room. Upstairs there are three bedrooms and a family bathroom. Viewing advised.





Total area: approx. 92.5 sq. metres (995.4 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.

## SPACIOUS ENTRANCE HALL

**LOUNGE** 12' 6 max" x 11' 0" (3.81m x 3.35m)

**RECEPTION 2** 12' 2" x 10' 0" (3.71m x 3.05m)

**KITCHEN/DINER** 14' 7" x 9' 10" (4.44m x 3m)

**UTILITY/SHOWER ROOM** 7' 5" x 6' 11" (2.26m x 2.11m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 12' 2" x 10' 0" (3.71m x 3.05m)

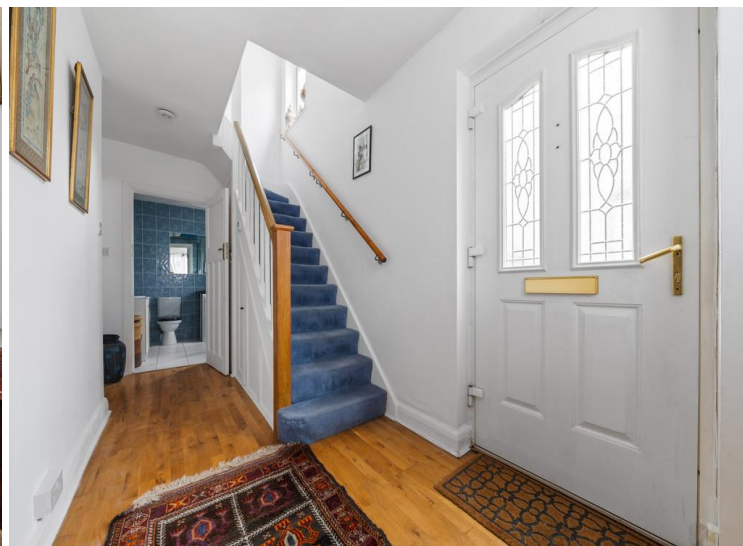
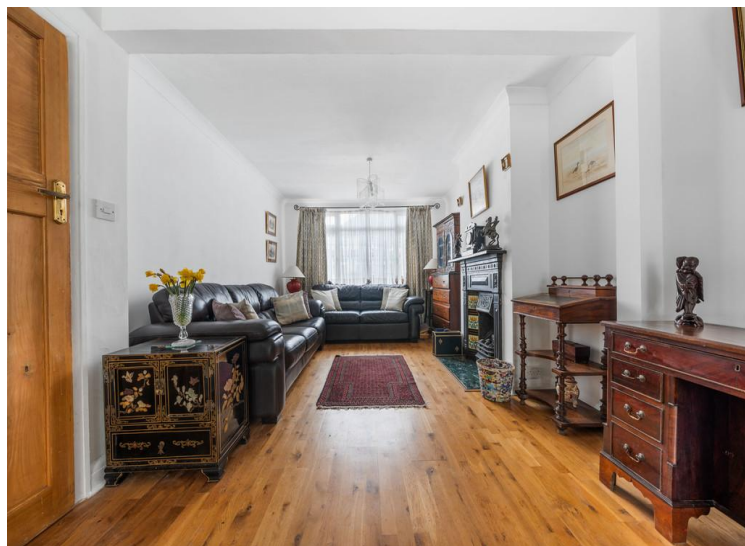
**BEDROOM 2** 12' 2" x 10' 0" (3.71m x 3.05m)

**BEDROOM 3** 7' 3" x 6' 9" (2.21m x 2.06m)

**BATHROOM**

**DRIVEWAY PARKING**

**LARGE REAR GARDEN**



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		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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