

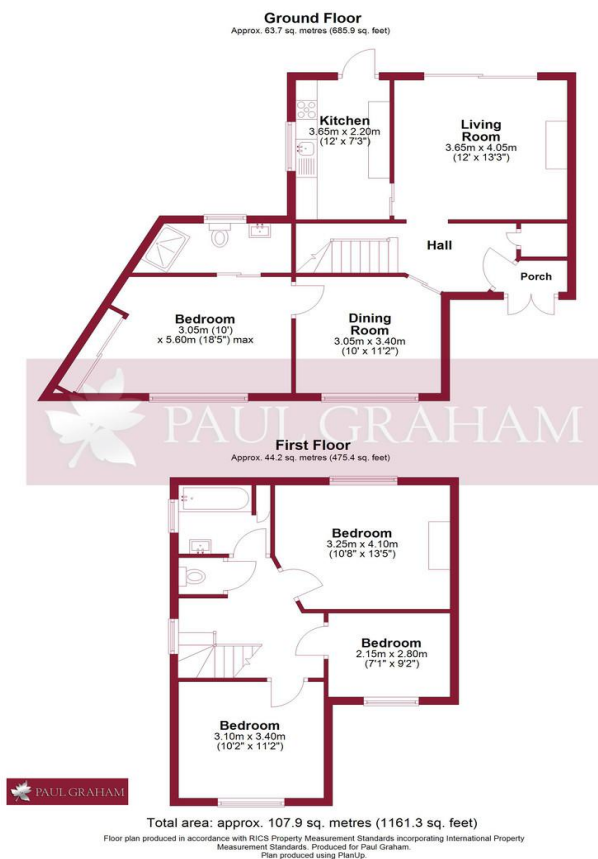


PAUL GRAHAM



14 Greenway, Wallington, Surrey, SM6 8DQ | **Guide Price £620,000 Freehold**

Positioned in a quiet residential cul de sac this semi detached family house is within close proximity to a number of popular schools including Holy Trinity and Wallington County Grammar. The current owners have extended the property and the accommodation now comprises two reception rooms, a fitted kitchen, four bedrooms (one en-suite on the ground floor) and a modern family bathroom. The front driveway provides ample parking and at the rear there is a good size garden.



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13' 2" x 12' (4.01m x 3.66m)

DINING ROOM 11' 2" x 10' (3.4m x 3.05m)

KITCHEN 12' x 7' 3" (3.66m x 2.21m)

BEDROOM 1 18' 5" x 10' (5.61m x 3.05m)

ENSUITE SHOWER ROOM

STAIRS

BEDROOM 2 13' 5" x 10' 8" (4.09m x 3.25m)

BEDROOM 3 11' 2" x 10' 2" (3.4m x 3.1m)

BEDROOM 3 9' 2" x 7' 1" (2.79m x 2.16m)

FAMILY BATHROOM

GOOD SIZE GARDEN

DRIVEWAY WITH AMPLE PARKING



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	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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