



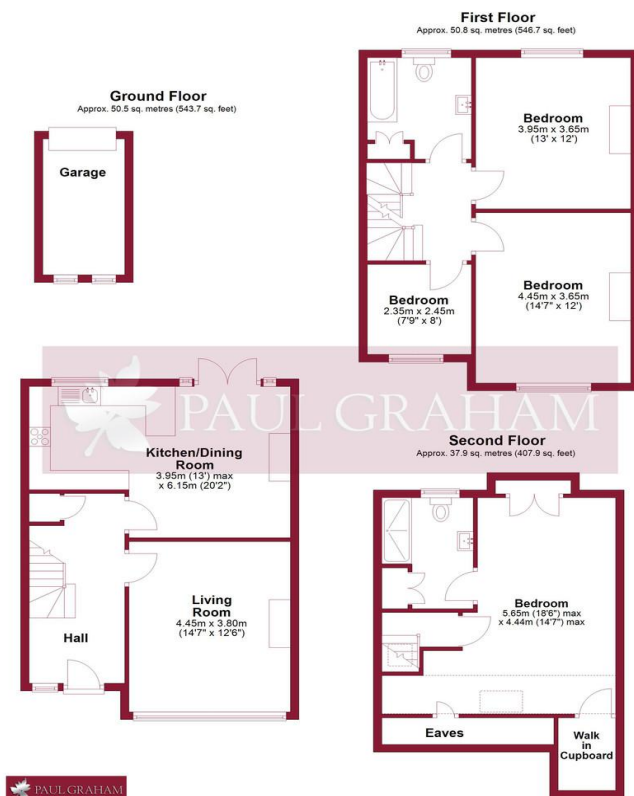
PAUL GRAHAM



24 Highview Avenue, Wallington, Surrey, SM6 8PQ | **£650,000 Freehold**

This beautifully presented house is located on the popular Chase Estate within a short walk of a range of excellent schools including Wilson's and Highview primary school. The property which has been extended by the current owners boasts spacious and well-presented accommodation. An early viewing is recommended.





## ENTRANCE HALL

**LIVING ROOM** 14' 7" x 12' 6" (4.44m x 3.81m)

**KITCHEN/DINER** 20' 2" x 13 max' 0" (6.15m x 3.96m)

## STAIRS TO THE FIRST FLOOR

**BEDROOM** 14' 7" x 12' 0" (4.44m x 3.66m)

**BEDROOM** 13' 0" x 12' 0" (3.96m x 3.66m)

**BEDROOM** 8' 0" x 7' 9" (2.44m x 2.36m)

## FAMILY BATHROOM

## STAIRS TO THE TOP FLOOR

**MASTER BEDROOM** 18' 6" x 14' 7" (5.64m x 4.44m)

## SHOWER ROOM

## FRONT AND REAR GARDENS

## DETACHED GARAGE

## EV CHARGING POINT

## CLOSE TO EXCELLENT SCHOOLS



**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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk