

30 Stanley Park Road, Wallington, Surrey, SM6 0ET
£795,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Not to be missed, this attractive semi detached family home has been updated and well maintained by the current owners and an early viewing is recommended. The property boasts a spacious entrance hall, two sizeable reception rooms and a modern fitted kitchen with an island. Other benefits include a utility room and a downstairs Wc. The first floor boasts three good-sized bedrooms and a fabulous family bathroom. On the top floor, the master bedroom has a Juliet balcony with views over the rear garden and a shower room.

Outside, the well-established garden offers an ideal entertaining space with a paved patio, well stocked borders and a hot tub. The front provides parking for numerous vehicles. The property is situated within a short walk of Wallington town centre which boasts a range of shops, coffee shops and other amenities. Being well positioned for families and commuters, the property has a selection of excellent schools within easy reach and Wallington station provides links into London Bridge and London Victoria, whilst local bus routes provide access into nearby Sutton and Banstead which offer a more comprehensive range of shopping.



ROOMS

SPACIOUS ENTRANCE HALL

LOUNGE 15' 9" x 12' 4" (4.8m x 3.76m)

DINING ROOM 13' 11" x 12' 0" (4.24m x 3.66m)

KITCHEN 13' 9" x 9' 4" (4.19m x 2.84m)

UTILITY ROOM 25' 8" x 6' 9" (7.82m x 2.06m)

DOWNSTAIRS WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 17' 7 max" x 12' 8" (5.36m x 3.86m)

BEDROOM 13' 11" x 12' 8" (4.24m x 3.86m)

BEDROOM 9' 8" x 9' 2" (2.95m x 2.79m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 21' 10" x 21' 0" (6.65m x 6.4m)

SHOWER ROOM

WELL ESTABLISHED GARDEN

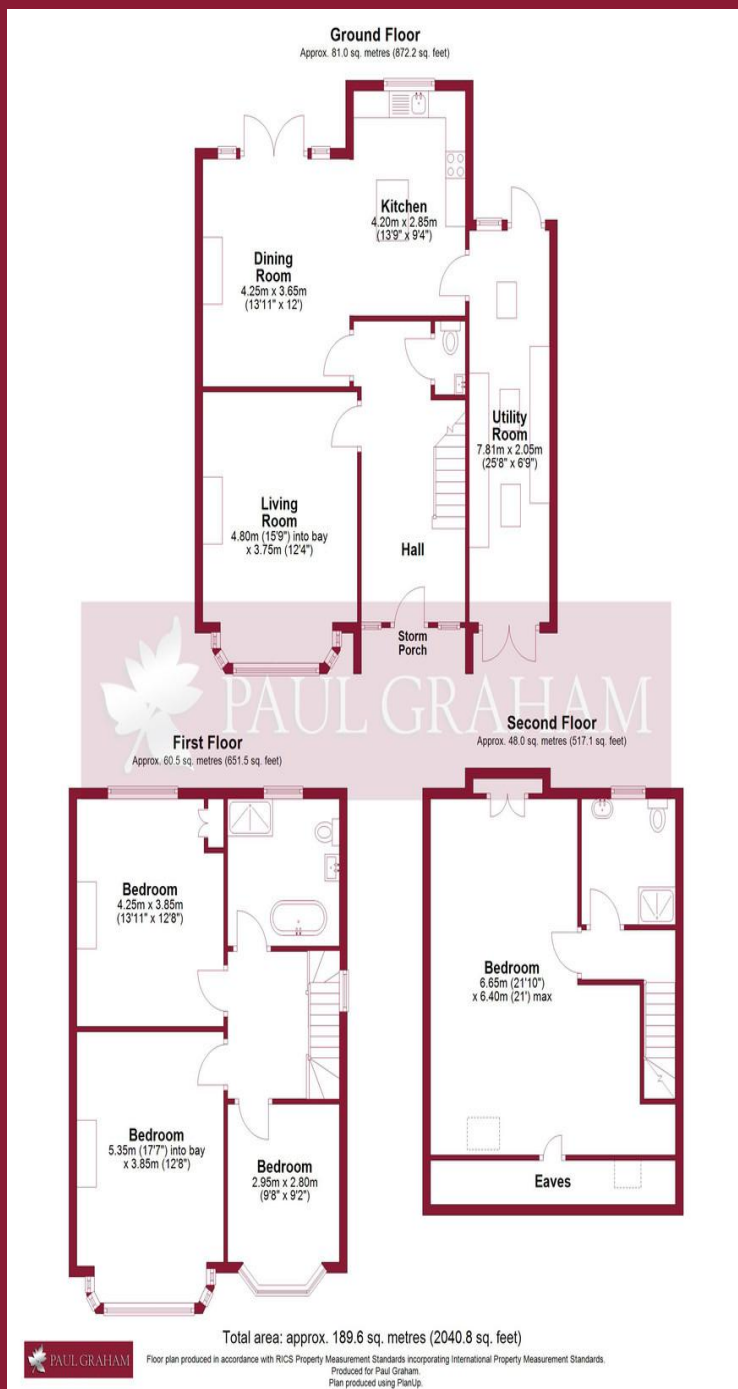
DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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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