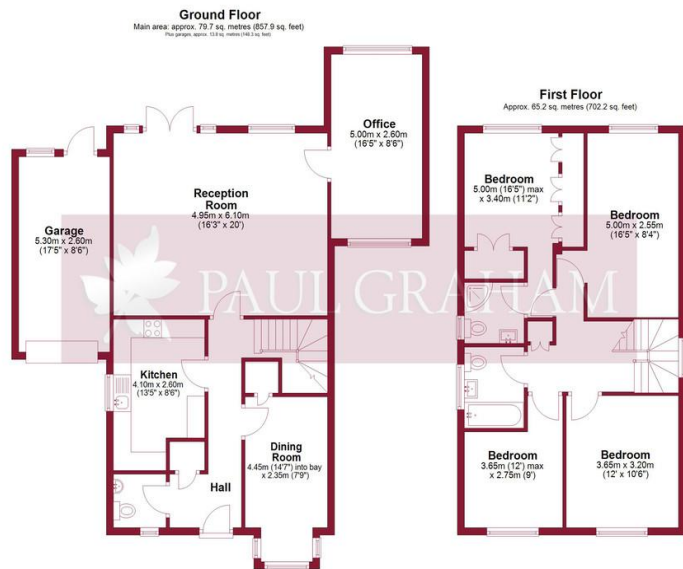




31 Oaklands Way, Wallington, Surrey, SM6 9RR | **Guide Price £700,000 Freehold**

Paul Graham are please to market the 4 bed room detached house. Features include a ground floor WC, kitchen, dining room, a 20ft reception room with doors out to the rear garden and a 16 ft study that could also be used a playroom or even a bedroom. The first floor has 4 good size bedroom, a family bathroom, master has an en-suite shower. Outside there a good size driveway leading to a garage and well maintained rear garden. Situated in a cul-de-sac off Sandy Lane South. Viewing is highly recommended.





Main area: Approx. 144.9 sq. metres (1560.1 sq. feet)  
Plus garages, approx. 13.8 sq. metres (148.3 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.

## ENTRANCE HALL

## GROUND FLOOR WC

**RECEPTION 2** 11' 9" x 7' 9" (3.58m x 2.36m)

**KITCHEN** 13' 4" x 8' 6" (4.06m x 2.59m)

**RECEPTION 1** 19' 11" x 16' 2" (6.07m x 4.93m)

**STUDY/PLAYROOM/BEDROOM 5** 16' 3" x 7' 11" (4.95m x 2.41m)

## LANDING

**BEDROOM 1** 16' 4" x 11' 3" (4.98m x 3.43m)

**EN SUITE SHOWER ROOM** 5' 6" x 5' 4" (1.68m x 1.63m)

**BEDROOM 2** 16' 4" x 8' 5" (4.98m x 2.57m)

**BEDROOM 3** 11' 11" x 10' 8" (3.63m x 3.25m)

**BEDROOM 4** 9' x 8' 5" (2.74m x 2.57m)

**FAMILY BATHROOM** 7' 3" x 5' 5" (2.21m x 1.65m)

## OFF ROAD PARKING

## GARAGE

## FRONT AND 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		87 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