

30 Brambledown Road, South Wallington, Surrey, SM6 0TF  
£1,050,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)



## DESCRIPTION

Paul Graham is delighted to present this character detached family home which located in one of South Wallington's premier roads and within easy reach of Wallington town centre which provides a range of shops, cafés and other amenities. Wallington station has links into London Bridge and London Victoria and, the M25/23 intersection at Hooley provides easy access to Gatwick and Heathrow Airports. Whilst the property provides a large amount of space, there is potential for extension (STPP). The ground floor boasts a fabulous entrance hall with a feature fireplace which leads into two large reception rooms, the dining room to the front and the living room at the rear with doors leading out to the garden. The large kitchen/breakfast room has a range of bespoke cabinets and provides views over the rear garden. There is also a ground floor Wc and a cellar.

The first floor has five good size bedrooms, one of which has an ensuite shower room and a large family bathroom. At the front there is driveway parking to the garage and at the rear there is a well-established garden with trees and shrubs and brick arch leading into a further seating area with water features and summer house with an office. A selection of excellent schools can be found closeby including Wallington High School for Girls and Wilson's.



## ROOMS

### ENTRANCE HALL

**DINING ROOM** 16' 8" x 15' 3" (5.08m x 4.65m)

**LIVING ROOM** 17' 11" x 14' 3" (5.46m x 4.34m)

**KITCHEN/BREAKFAST ROOM** 26' 1" x 12' 2"  
(7.95m x 3.71m)

### CELLAR

### WC

### STAIRS TO THE FIRST FLOOR

**BEDROOM 1** 16' 4" x 15' 1" (4.98m x 4.6m)

### EN SUITE SHOWER ROOM

**BEDROOM 2** 14' 1" x 10' 8" (4.29m x 3.25m)

**BEDROOM 3** 12' x 11' 6" (3.66m x 3.51m)

**BEDROOM 4** 12' x 8' (3.66m x 2.44m)

**BEDROOM 5** 10' 10" x 6' 7" (3.3m x 2.01m)

### FAMILY BATHROOM

### LARGE REAR GARDEN

### DRIVEWAY PARKING

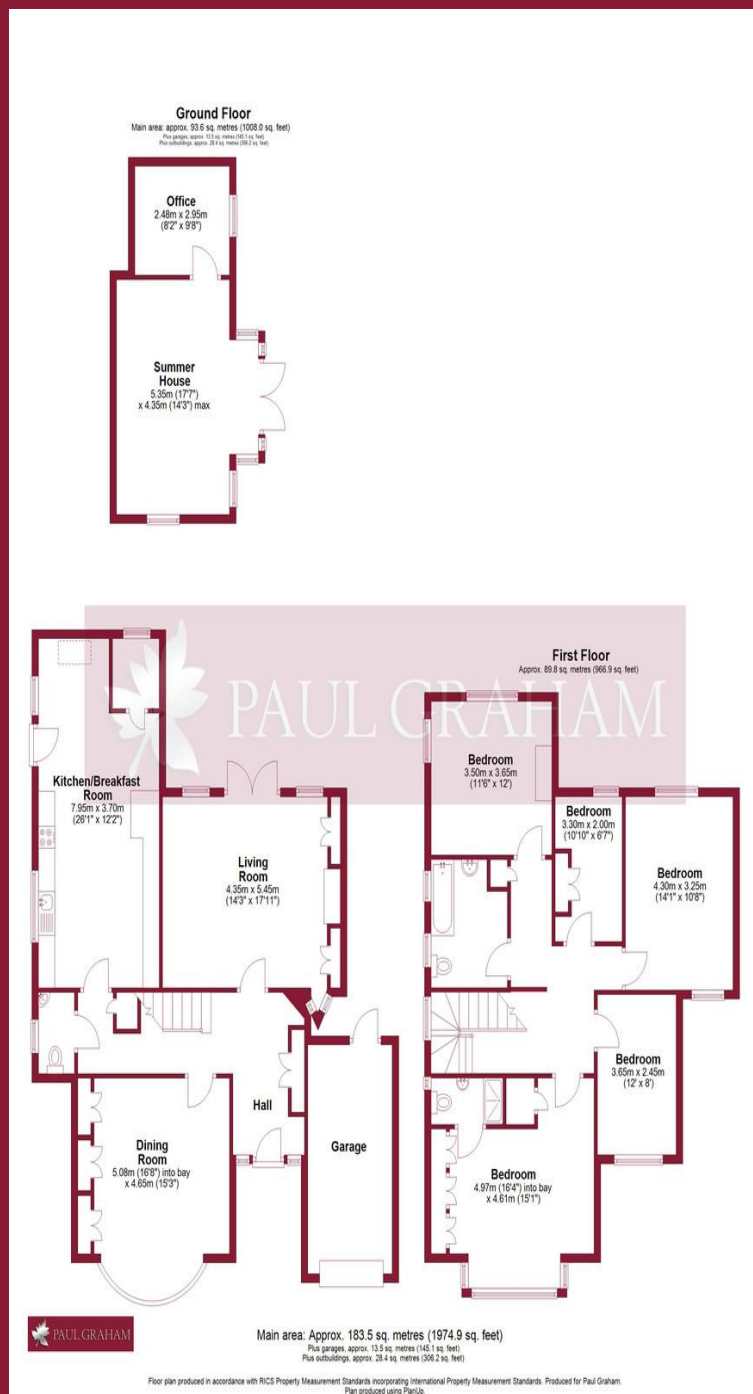
### GARAGE



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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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