



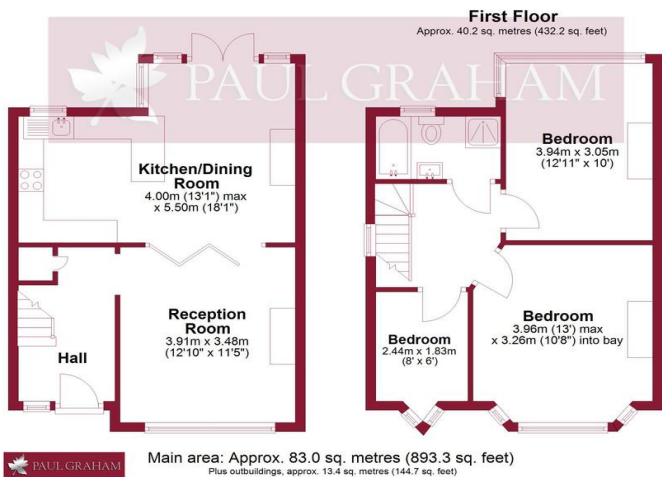
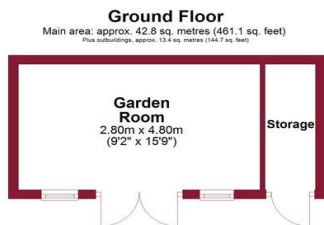
PAUL GRAHAM



26 Birchwood Avenue, Wallington, Surrey, SM6 7EN | **£575,000 Freehold**

Situated in a popular no through road this three bedroom semi detached house has been updated by the current owners. The accommodation is comprised of entrance hall, a modern open plan fitted kitchen/diner. Upstairs there are three bedrooms and refitted family bathroom. The rear garden is mainly laid with a timber garden room. The front provides off street parking and a shared driveway to a detached garage.





## ENTRANCE HALL

**LOUNGE** 12' 10" x 11' 5" (3.91m x 3.48m)

**OPEN PLAN KITCHEN/DINER** 18' 1" x 13' 1" (5.51m x 3.99m)

**STAIRS TO FIRST FLOOR**

**LANDING**

**BEDROOM 1** 13' 0" x 10' 8" (3.96m x 3.25m)

**BEDROOM 2** 12' 11" x 10' 0" (3.94m x 3.05m)

**BEDROOM 3** 8' 0" x 6' 0" (2.44m x 1.83m)

**BATHROOM**

**REAR GARDEN**

**GARDEN ROOM** 15' 9" x 9' 2" (4.8m x 2.79m)

**DRIVEWAY PARKING**

**GARAGE**



**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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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