



PAUL GRAHAM



53a Blenheim Gardens, South Wallington, Surrey, SM6 9PJ | **£630,000 Freehold**

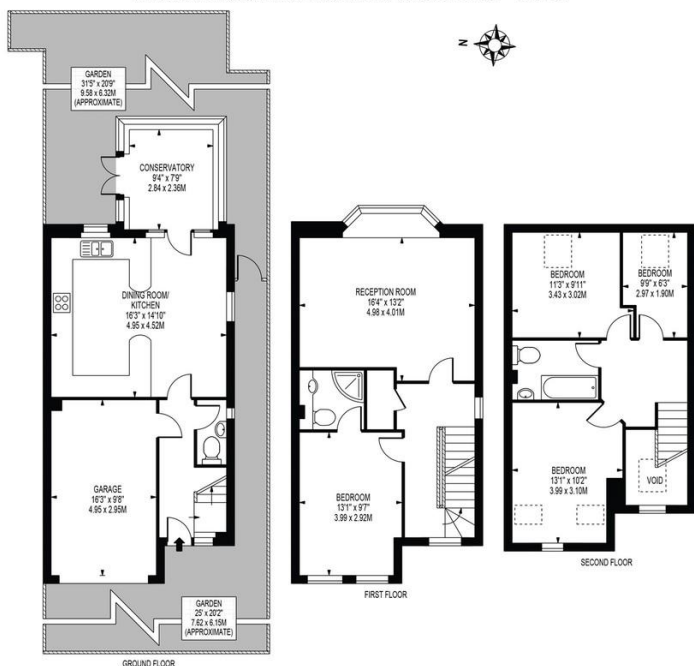
This well located townhouse is within easy reach of Wallington town centre and station and boasts a spacious open plan kitchen/diner, conservatory and a good size lounge. Additionally there four bedrooms, two bath/shower rooms and a separate Wc. Other benefits include a paved garden, driveway and garage. Vendor suited

BLENHEIM GARDENS WALLINGTON

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1464 SQ FT - 136.01 SQ M

(INCLUDING GARAGE & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 157 SQ FT - 14.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

ENTRANCE HALL

OPEN PLAN KITCHEN/DINER 16' 3" x 14' 10" (4.95m x 4.52m)

CONSERVATORY 9' 4" x 7' 9" (2.84m x 2.36m)

WC

GARAGE 16' 3" x 9' 8" (4.95m x 2.95m)

STAIRS TO THE FIRST FLOOR

LOUNGE 16' 4" x 13' 2" (4.98m x 4.01m)

MASTER BEDROOM 13' 1" x 9' 7" (3.99m x 2.92m)

EN SUITE SHOWER ROOM

STAIRS TO THE FIRST FLOOR

BEDROOM 2 13' 1" x 10' 2" (3.99m x 3.1m)

BEDROOM 3 11' 3" x 9' 11" (3.43m x 3.02m)

BEDROOM 4 9' 9" x 6' 3" (2.97m x 1.91m)

BATHROOM

DRIV EWAY

LOW MAINTENANCE 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		82 B
69-80	C		
55-68	D	65 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