



PAUL GRAHAM



22 West Avenue, Wallington, Surrey, SM6 8PH | **£495,000 Freehold**

This attractive family house is situated on the favoured Chase Estate and offers the new owner an opportunity to 'make their own mark'. The property which boasts potential for extension stpp boasts two spacious reception rooms and kitchen. Upstairs there are three bedrooms and a large family bathroom. There is a southerly aspect garden at the rear and a detached garage (repairs required).

ENTRANCE HALL

LIVING ROOM 12' 10" x 12' (3.91m x 3.66m)

DINING ROOM 14' 5" x 12' 6" (4.39m x 3.81m)

KITCHEN 8' 8" x 7' 9" (2.64m x 2.36m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 14' 5" x 12' 6" (4.39m x 3.81m)

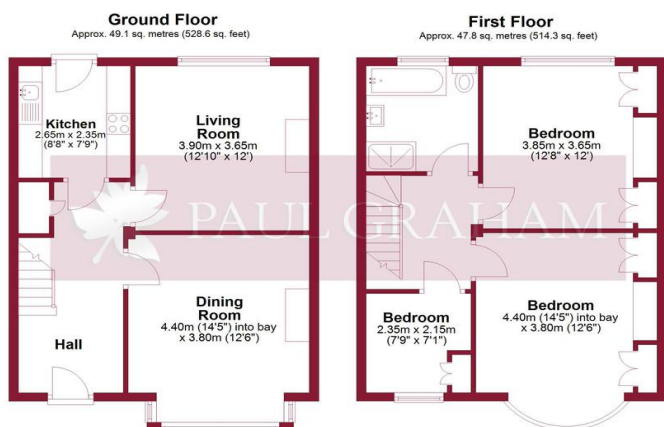
BEDROOM 2 12' 8" x 12' (3.86m x 3.66m)

BEDROOM 3 7' 9" x 7' 1" (2.36m x 2.16m)

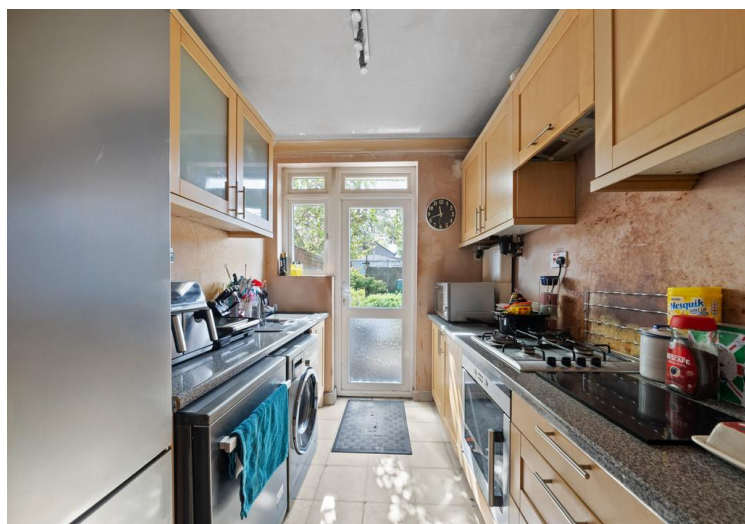
BATHROOM

FRONT AND REAR GARDENS

GARAGE - NEEDS REPAIRS



Total area: approx. 96.9 sq. metres (1042.8 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.



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		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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