



PAUL GRAHAM



44 Elmwood Close, Wallington, Surrey, SM6 7EP | **£580,000 Freehold**

This attractive family home is positioned in a popular no through road close to Hackbridge station and Beddington Park making the property ideal for both commuters and families. The property boasts two good size reception rooms and a fitted kitchen. Upstairs there are three bedrooms and a modern family bathroom. The garden is an ideal place for entertaining and comes complete with a spacious games room.

ENTRANCE HALL

LIVING ROOM 11' 2" x 10' 4" (3.4m x 3.15m)

DINING ROOM 13' x 11' 6" (3.96m x 3.51m)

KITCHEN 10' x 6' 9" (3.05m x 2.06m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 12' 10" x 11' 2" (3.91m x 3.4m)

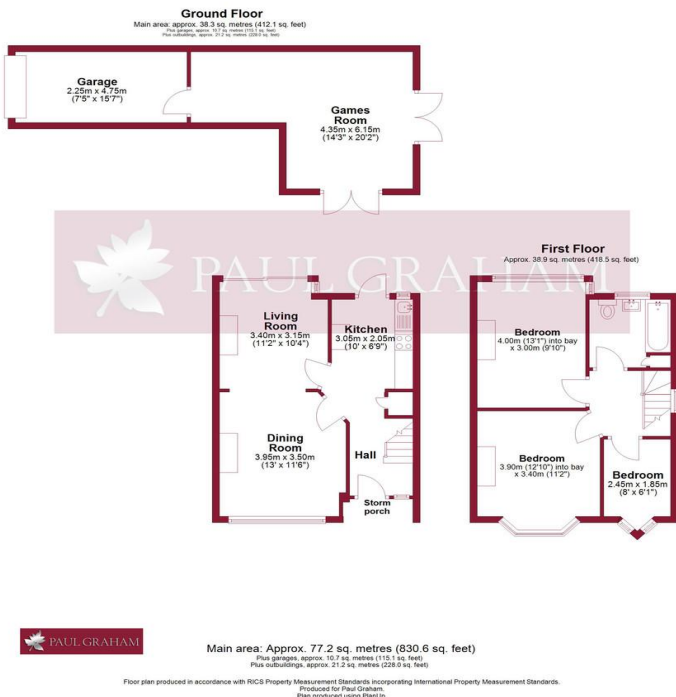
BEDROOM 2 13' 1" x 9' 10" (3.99m x 3m)

BEDROOM 3 8' x 6' 1" (2.44m x 1.85m)

BATHROOM

GARAGE 15' 7" x 7' 5" (4.75m x 2.26m)

GAMES ROOM 14' 3" x 20' 2" (4.34m x 6.15m)



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		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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