

65 Foresters Drive, South Wallington, Surrey, SM6 9LH
Guide Price £800,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Located on South Wallington and West Purley borders this spacious detached family home is a 'blank canvass' offering the new owners to make it their own. Positioned within easy reach of a range of reputable schools, the property boasts three large reception rooms, a good size kitchen/breakfast room and ground floor WC.

The first floor comprises four generously sized bedrooms, one of which is en-suite, along with a family bathroom. On the top floor, there is another large bedroom. Outside, a spacious garden extends to the rear, featuring a detached tandem-length garage, while the front offers off-street parking and an additional integral garage.

A range of excellent schools can be found nearby, including John Fisher, Wallington High School for Girls, and Wilson's. Purley and Wallington town centres are both easily accessible, offering a variety of shops, bars, restaurants, and stations that provide links to London.



ROOMS

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 17' 1" x 12' 7" (5.21m x 3.84m)

DINING ROOM 17' 1" x 12' 0" (5.21m x 3.66m)

FAMILY ROOM 24' 11" x 13' 1" (7.59m x 3.99m)

KITCHEN/BREAKFAST ROOM 24' 4" x 10' 8" (7.42m x 3.25m)

WC

STAIRS TO THE FIRST FLOOR

1ST FLOOR

BEDROOM 1 16' 2" x 12' 2" (4.93m x 3.71m)

EN SUITE SHOWER ROOM

BEDROOM 2 12' 2" x 14' 3" (3.71m x 4.34m)

BEDROOM 3 12' 0" x 9' 0" (3.66m x 2.74m)

BEDROOM 4 10' 6" x 11' (3.2m x 3.35m)

SHOWER ROOM

STAIRS TO TOP FLOOR

LOFT ROOM/BEDROOM 5 18' 6" x 12' 2" (5.64m x 3.71m)

INTEGRAL GARAGE 17' 1" x 14' 9" (5.21m x 4.5m)

LARGE REAR GARDEN

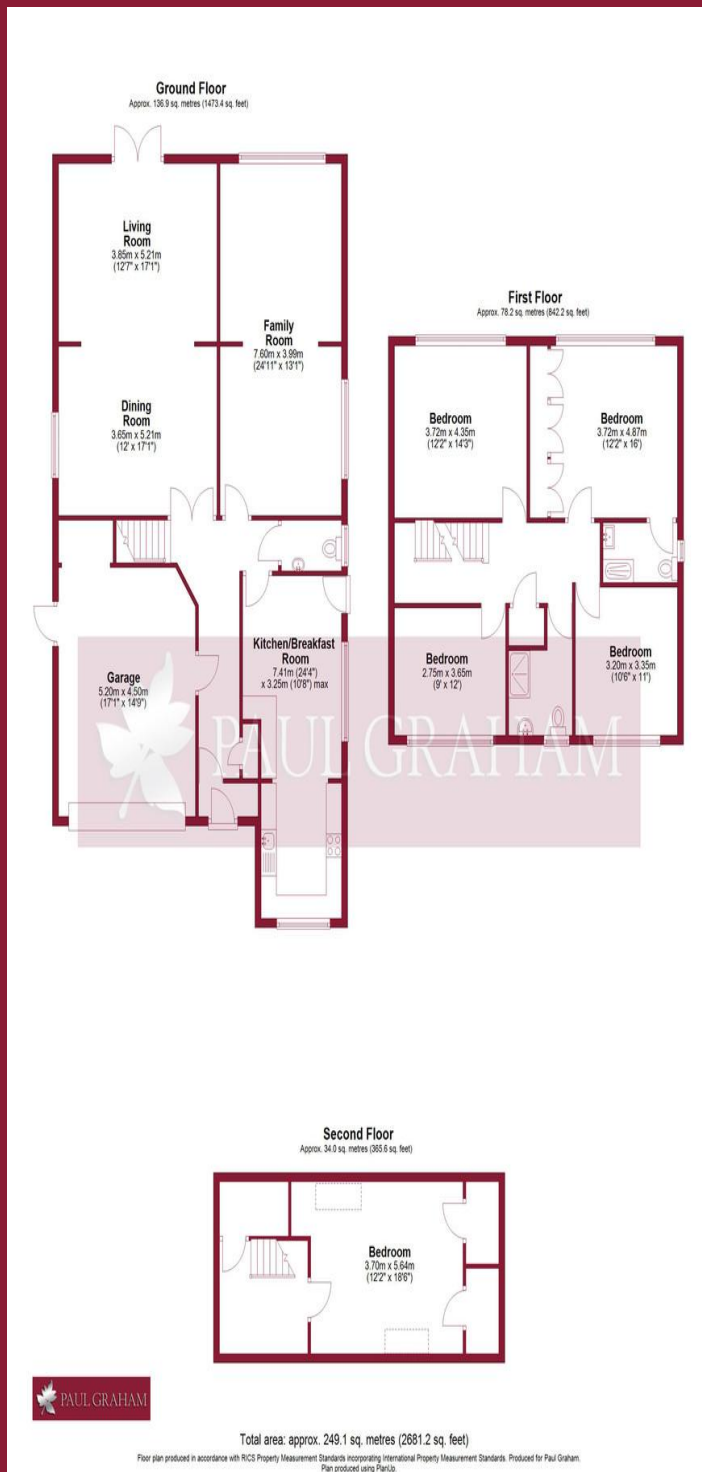
DRIVEWAY PARKING



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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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