

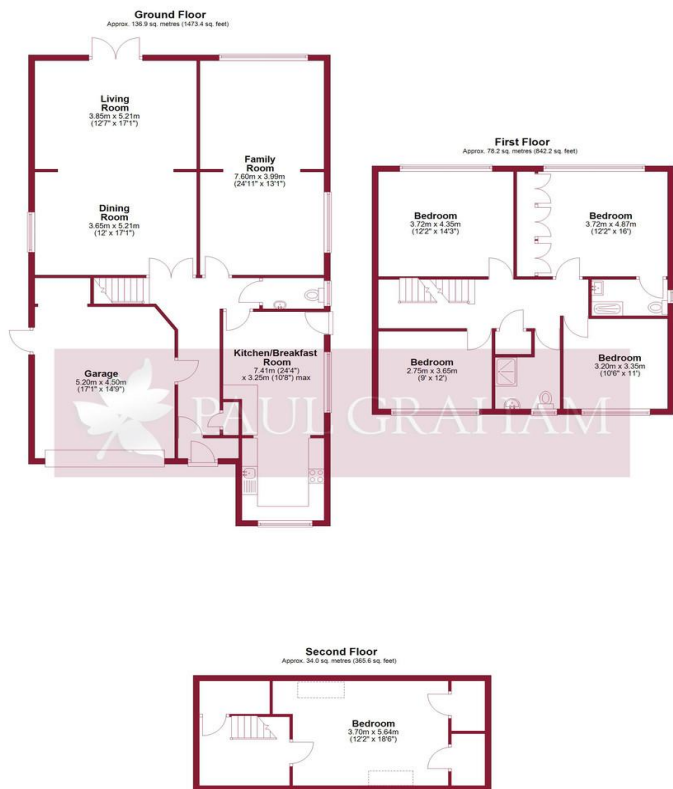


PAUL GRAHAM



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

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 good size bedrooms, one being en-suite and a family bathroom. On the top floor there is another large bedroom. Outside a large garden extends to the rear with a detached garage (no vehicular access), whilst the front provides off street parking and a further integral garage.



Total area: approx. 249.1 sq. metres (2681.2 sq. feet)
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.
Plan produced using Planific.

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



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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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