

26 Buckingham Way, South Wallington, Surrey, SM6 9LT
£847,500 Freehold



PAUL GRAHAM

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DESCRIPTION

This detached family house is situated within a favoured tree lined road in South Wallington. This attractive part tile hung detached family home provides good size accommodation, how ever, still gives the new owners a chance to 'stamp their own mark' on the property and offers potential for extension (STPP). A selection of excellent schools can be found close by including Wallington Girls, Wilson's and John Fisher. Both Wallington and Purley town centre are within easy reach offering a range of shopping and transport links.

The property has a spacious entrance hall, a large dual aspect living room and separate dining room. At the rear you will find a large kitchen/breakfast room with plenty of storage and direct access to the patio. There is also a ground floor Wc. Upstairs benefits from four bedrooms and a modern marble bathroom with dual basins. At the rear a good size tranquil garden boasts perimeter hedging, with mature planting and a large patio and barbecue area, ideal for entertaining. At the front there is a sweeping in and out driveway with garage. No Chain.



ROOMS

ENTRANCE HALL

THROUGH LOUNGE 21' 10" x 11' 4" (6.65m x 3.45m)

DINING ROOM 17' 1" x 11' 0" (5.21m x 3.35m)

KITCHEN/BREAKFAST ROOM 17' 3" x 8' 2" (5.26m x 2.49m)



WC

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 17' 3 max" x 11' 0" (5.26m x 3.35m)

BEDROOM 2 14' 1" x 12' 10" (4.29m x 3.91m)

BEDROOM 3 8' 10" x 8' 2" (2.69m x 2.49m)

BEDROOM 4 11' 10" x 5' 7" (3.61m x 1.7m)



BATHROOM

LARGE REAR GARDEN

IN AND OUT DRIVEWAY

GARAGE

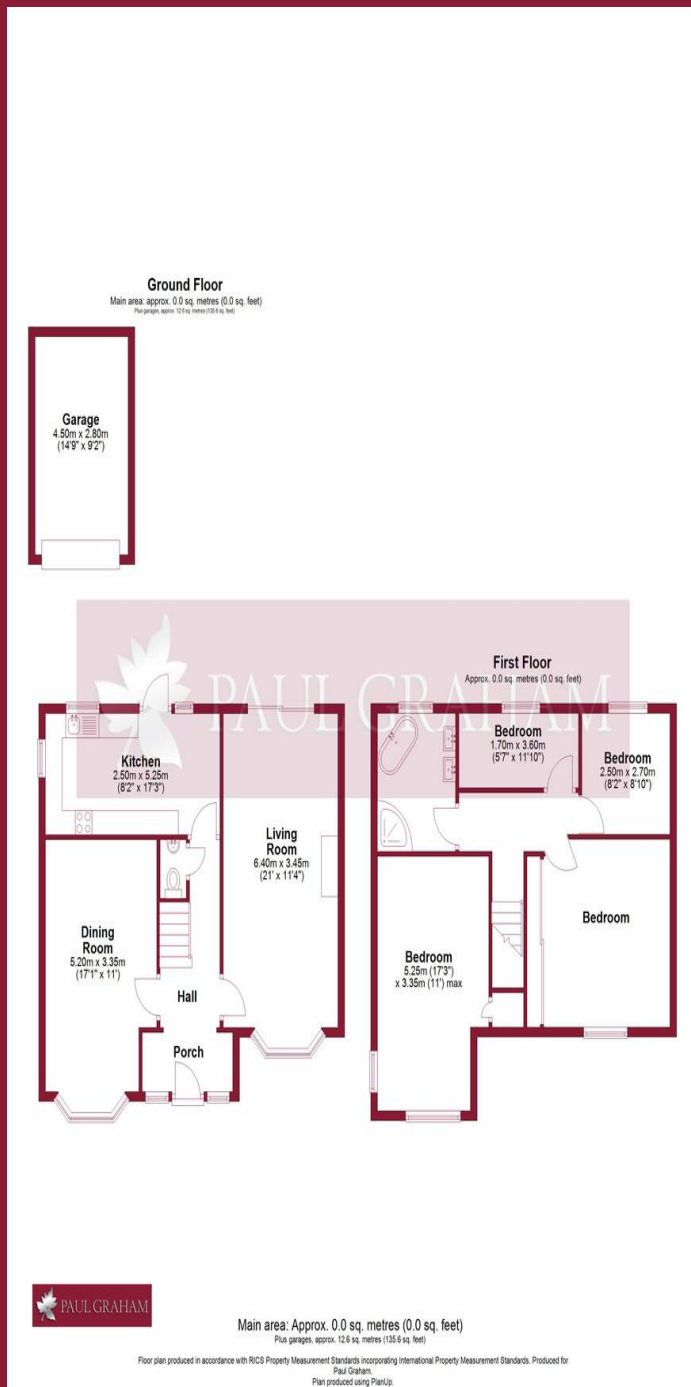
NO CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 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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