

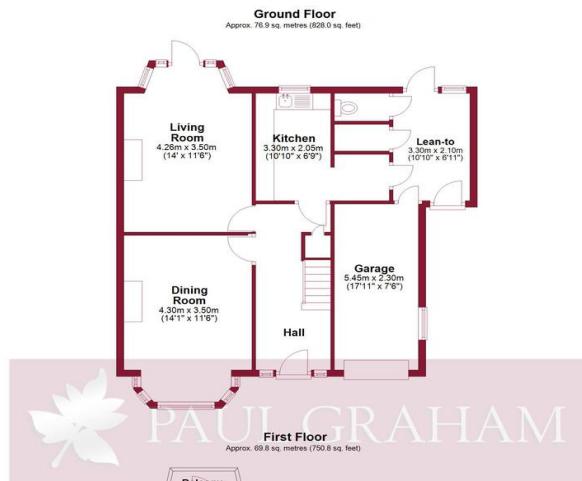


PAUL GRAHAM



19 Carleton Avenue, South Wallington, Surrey, SM6 9LW | Offers Over £700,000 Freehold

Offered for sale with no onward chain, this spacious semi-detached family home is situated in a sought after road on the south side of Wallington and is within easy reach of a variety of schools including Wilsons and Wallington High School for Girls. The property which does require updating provides an opportunity for the new owners to make their own mark.



Total area: approx. 146.7 sq. metres (1578.9 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.

Produced for Paul Graham.

PAUL GRAHAM

ENTRANCE HALL

LIVING ROOM 14' 1" x 11' 6" (4.29m x 3.51m)

DINING ROOM 14' 0" x 11' 6" (4.27m x 3.51m)

KITCHEN 10' 10" x 6' 9" (3.3m x 2.06m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 13' 9" x 11' 10" (4.19m x 3.61m)

BEDROOM 2 14' 5" x 7' 9" (4.39m x 2.36m)

BEDROOM 3 13' 9" x 6' 7" narrowest point" (4.19m x 2.01m)

BEDROOM 4 10' 6" x 7' 0" (3.2m x 2.13m)

BATHROOM

LARGE REAR GARDEN

FRONT GARDEN

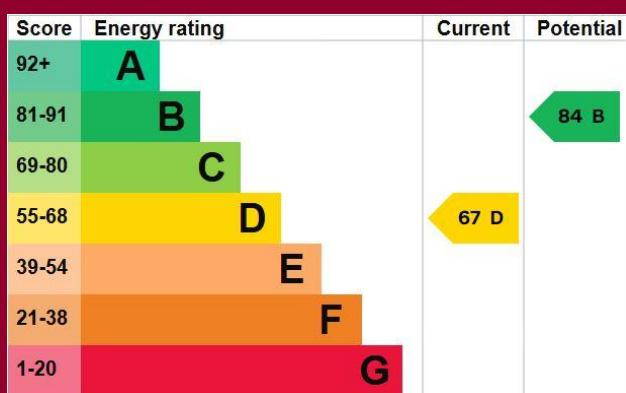
DRIVeway

GARAGE 17' 11" x 7' 6" (5.46m x 2.29m)

GAS CENTRAL HEATING



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.



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