



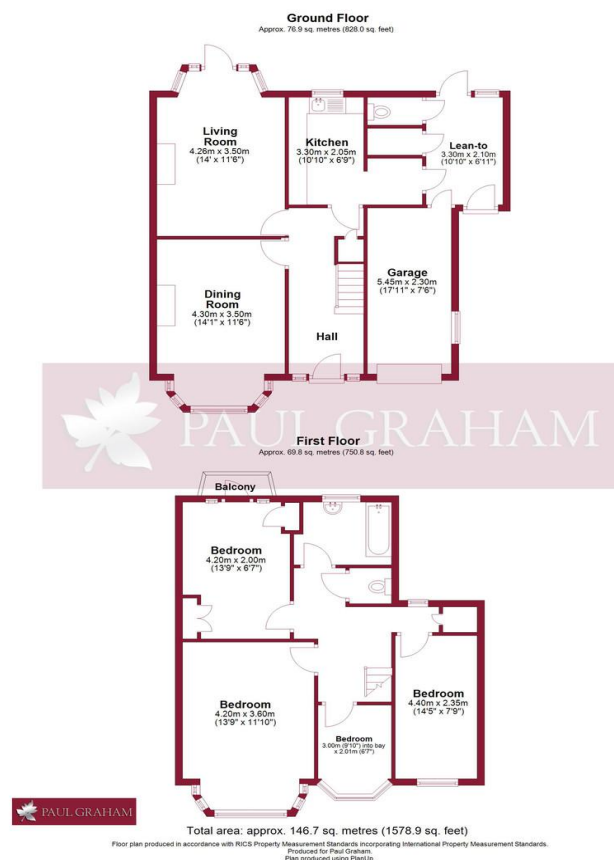
PAUL GRAHAM



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.





## 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

**GAR AGE** 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk