

143 Sandy Lane South, South Wallington, Surrey, SM6 9NP
£915,000 Freehold



PAUL GRAHAM

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DESCRIPTION

This spacious and beautifully presented detached family house offers versatile accommodation over two floors. The current owners have extended and updated the property to comprise two large reception rooms, a modern fitted kitchen/breakfast room and a separate utility room. There is also a triple aspect double bedroom and bathroom on the ground floor. Whilst the first floor boasts an additional four double bedrooms, one benefiting from an en-suite shower room and a modern family bathroom.

The rear garden is mainly laid to lawn with a paved seating area, barbecue area and patio. Gates give access to the front, which provides off street parking for a number of cars and access in to the integral garage. Viewing advised.

Positioned overlooking Woodcote Green this property is ideal for families as there are a range of excellent schools close by. As are a range of local leisure pursuits including Purley Sports Club, Westcroft and Phoenix leisure centres and Oaks Park Golf courses. Local bus routes provide access into nearby Wallington and Purley town centre with both provide rail links into London.



ROOMS

ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM 19' 8" x 19' 6" (5.99m x 5.94m)

DINING ROOM 12' 7" x 12' 0" (3.84m x 3.66m)

KITCHEN/BREAKFAST ROOM 15' 9" x 17' 3" (4.8m x 5.26m)

UTILITY ROOM 8' 4" x 5' 11" (2.54m x 1.8m)

BEDROOM 15' 7" x 11' 10" (4.75m x 3.61m)

BATHROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 14' 11" x 12' 1" (4.55m x 3.68m)

DRESSING AREA

EN SUITE SHOWER ROOM

BEDROOM 17' 6 max" x 8' 7" (5.33m x 2.62m)

BEDROOM 13' 4" x 11' 6" (4.06m x 3.51m)

BEDROOM 12' 7" x 9' 9" (3.84m x 2.97m)

FAMILY BATHROOM

GARAGE

WELL MAINTAINED GARDEN

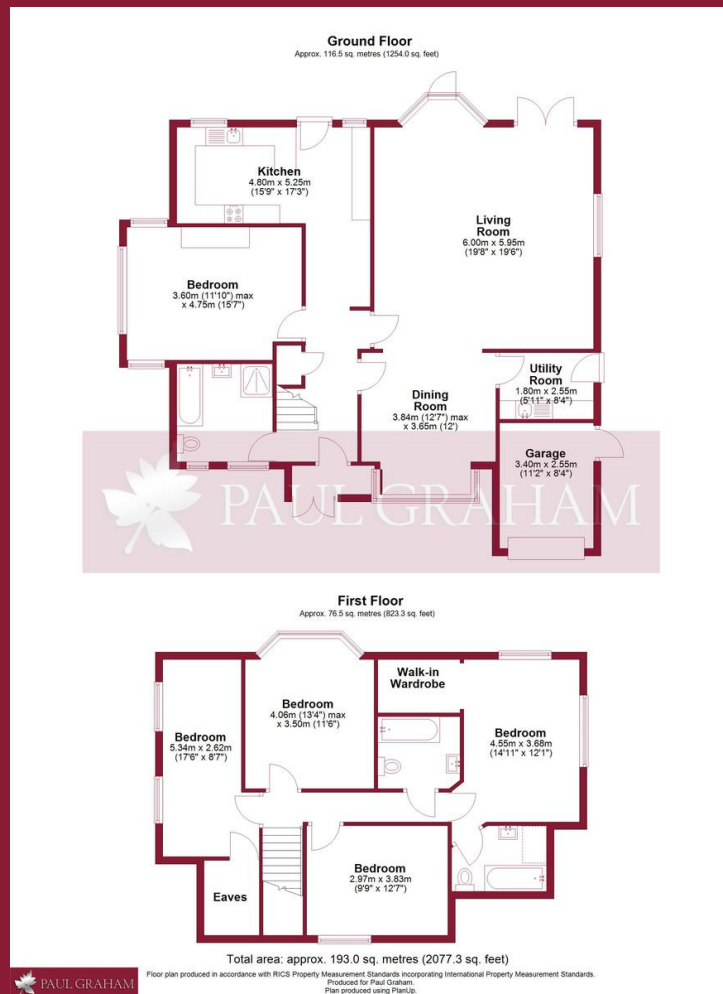
OFF STREET PARKING FOR NUMEROUS VEHICLES



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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.

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