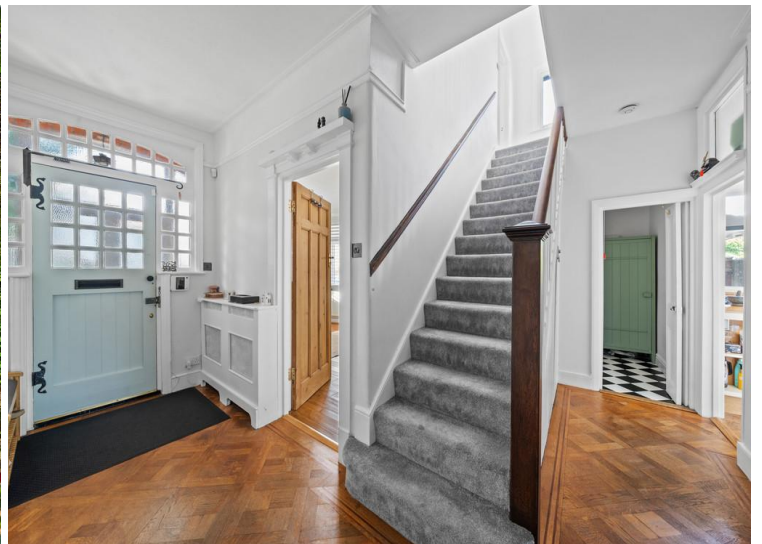




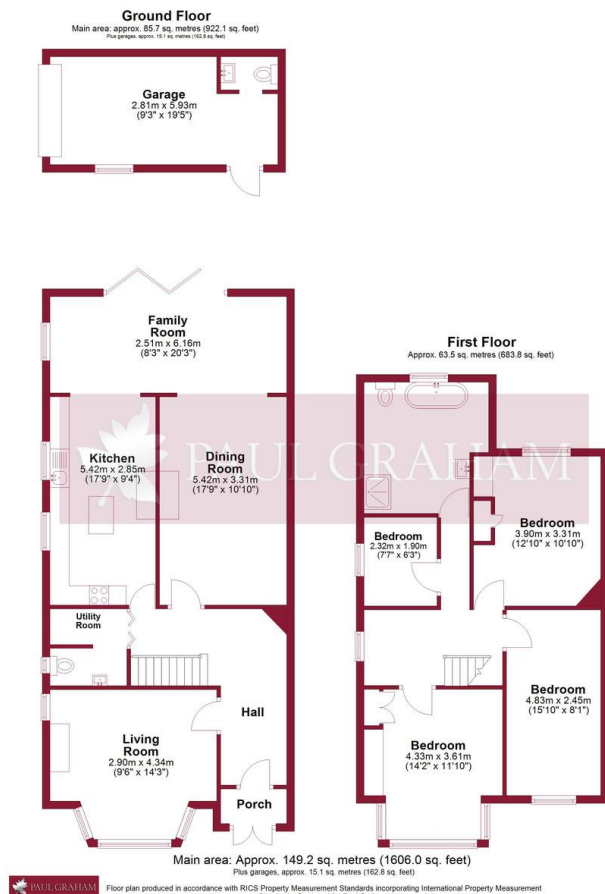
PAUL GRAHAM



8 Hillside Gardens, South Wallington, Surrey, SM6 9NY | **£745,950 Freehold**

This stunning semi detached home is ideally positioned for families as a number of excellent schools are within easy reach including the highly regarded Wallington High School for Girls and Wilson's. Offering a spacious welcoming interior this property perfectly blends charm and character with modern twist and an early viewing is recommended.





## SPACIOUS ENTRANCE HALL

**LOUNGE** 14' 3" x 12' 10" (4.34m x 3.91m)

**DINING ROOM** 10' 10" x 17' 9" (3.3m x 5.41m)

**FAMILY ROOM** 20' 2" x 8' 3" (6.15m x 2.51m)

**UTILITY ROOM** 6' 7" x 6' 7" (2.01m x 2.01m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 14' 2" x 13' 5" (4.32m x 4.09m)

**BEDROOM 2** 12' 10" x 10' 10" (3.91m x 3.3m)

**BEDROOM 3** 15' 10" x 7' 7" (4.83m x 2.31m)

**BEDROOM 4** 7' 7" x 6' 3" (2.31m x 1.91m)

**BATHROOM** 11' 3" x 10' 11" (3.43m x 3.33m)

**CONVERTED GARAGE** 19' 5" x 9' 2" (5.92m x 2.79m)

**DRIVEWAY**

**SECLUDED GARDEN**



**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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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