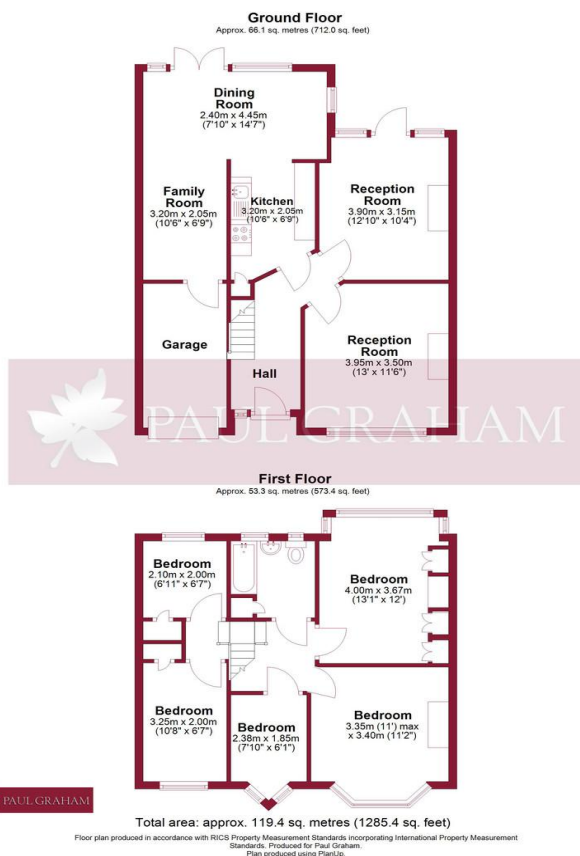




10 Birchwood Avenue, Wallington, Surrey, SM6 7HE | **£695,000 Freehold**

This attractive extended semi-detached house offers spacious accommodation arranged over two floors. Boasting over five bedrooms, three reception rooms, a large southerly aspect garden and being ideally positioned for access to Hackbridge station and a selection of reputable schools, this is an ideal family home, and an early viewing is advised.



ENTRANCE HALL

RECEPTION ROOM 13' x 11' 6" (3.96m x 3.51m)

RECEPTION 2 13' 1" x 12' (3.99m x 3.66m)

FAMILY ROOM 10' 6 max" x 6' 9" (3.2m x 2.06m)

DINING ROOM 14' 7" x 7' 10" (4.44m x 2.39m)

KITCHEN 10' 6 max" x 6' 9" (3.2m x 2.06m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 11' 2" x 11' (3.4m x 3.35m)

BEDROOM 2 12' 10" x 10' 4" (3.91m x 3.15m)

BEDROOM 3 7' 10" x 6' 1" (2.39m x 1.85m)

BEDROOM 4 10' 8" x 6' 7" (3.25m x 2.01m)

BEDROOM 5/OFFICE 6' 11" x 6' 7" (2.11m x 2.01m)

BATHROOM

SOUTHERLY ASPECT GARDEN

INTEGRAL GARAGE

DRIVEWAY PARKING



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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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