



PAUL GRAHAM



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14 St. Georges Road, Wallington, Surrey, SM6 0AS | **£795,000 Freehold**

A well-presented three-bedroom detached family home, offering spacious and versatile accommodation throughout. Located in a sought-after residential area, this property is perfect for families seeking convenience, comfort, and access to quality local amenities including a range of excellent schools and two local stations.



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Main area: Approx. 116.7 sq. metres (1256.4 sq. feet)  
Plus garages, approx. 12.2 sq. metres (130.8 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.  
Produced for Paul Graham.  
Plan produced using PlanUp.

**ENTRANCE HALL 17' 3" x 7' 6" (5.26m x 2.29m)**

**LOUNGE 16' 7" x 12' 6" (5.05m x 3.81m)**

**DINING ROOM 14' 7" x 11' 0" (4.44m x 3.35m)**

**KITCHEN 10' 10" x 9' 2" (3.3m x 2.79m)**

**STAIRS TO THE FIRST FLOOR**

**LANDING 10' 2" x 7' 7" (3.1m x 2.31m)**

**BEDROOM 1 16' 7" x 12' 6" (5.05m x 3.81m)**

**BEDROOM 2 14' 7" x 11' 8" (4.44m x 3.56m)**

**BEDROOM 3 9' 8" x 8' 6" (2.95m x 2.59m)**

**FAMILY BATHROOM 7' 6 max" x 7' 6" (2.29m x 2.29m)**

**LARGE REAR GARDEN**

**DRIVEWAY PARKING**

**DETACHED GARAGE 14' 9" x 8' 10" (4.5m x 2.69m)**

**IDEALLY POSITIONED FOR STATIONS**



**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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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