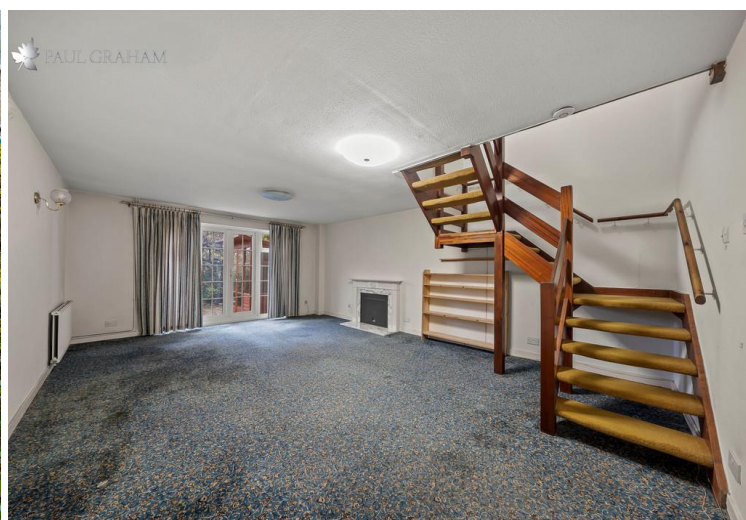
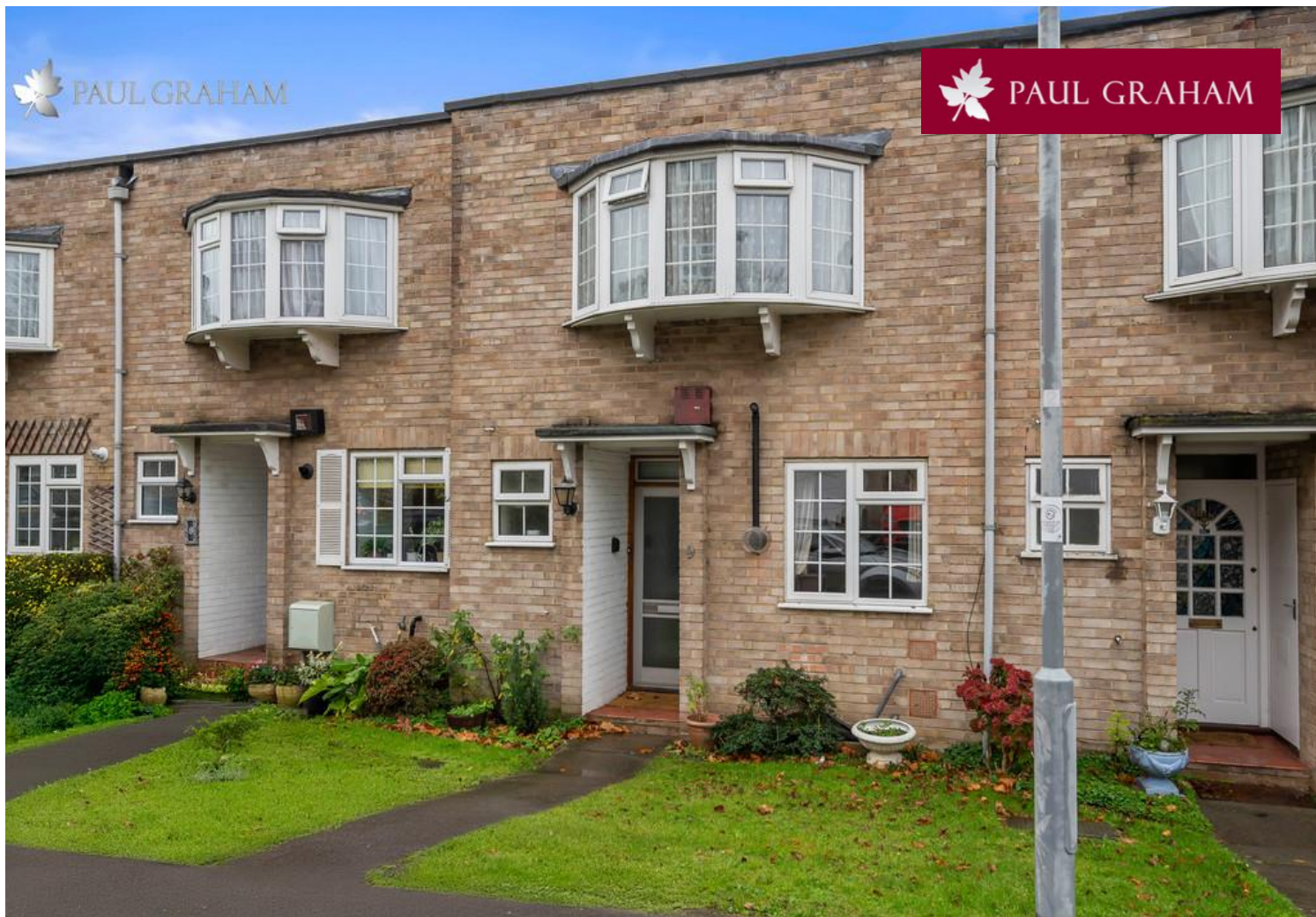
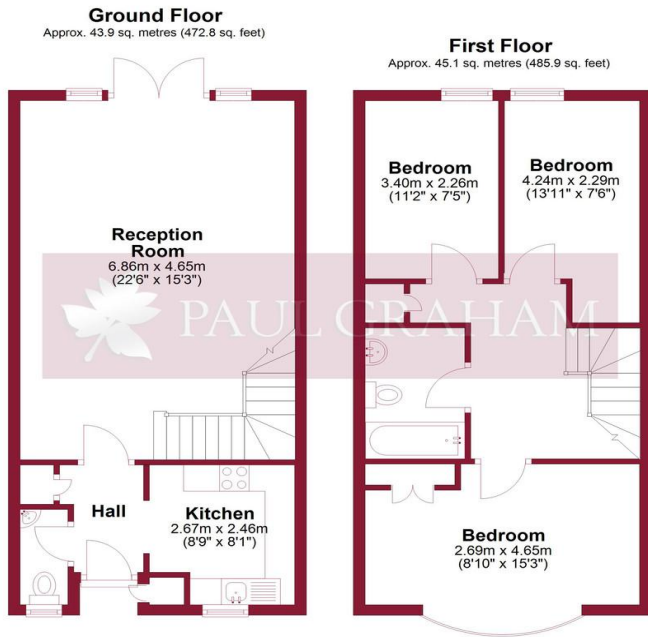




## 9 Elystan Close, South Wallington, Surrey, SM6 0RX | Guide Price **£440,000 Freehold**

This three bedroom family home is located in a small development of houses which are rarely available. The property which has no onward chain, boasts a good size lounge/diner, fitted kitchen and downstairs WC. Upstairs there are three bedrooms and a bathroom. Other benefits include a garage en bloc and gas central heating. Updating is required but gives the new owner the opportunity to put their 'own stamp'.





Total area: approx. 89.1 sq. metres (958.7 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

**LOUNGE/DINER** 22' 6 max" x 15' 3" (6.86m x 4.65m)

**KITCHEN** 8' 9" x 8' 1" (2.67m x 2.46m)

## DOWNSTAIRS WC

## STAIRS TO THE FIRST FLOOR

## LANDING

**BEDROOM** 1 15' 3" x 8' 10" (4.65m x 2.69m)

**BEDROOM** 2 11' 2" x 7' 5" (3.4m x 2.26m)

**BEDROOM** 3 13' 11 max" x 7' 6" (4.24m x 2.29m)

## BATHROOM

## FRONT AND REAR GARDENS

## GARAGE EN BLOC

## NO CHAIN

## CLOSE TO WALLINGTON GIRLS



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             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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