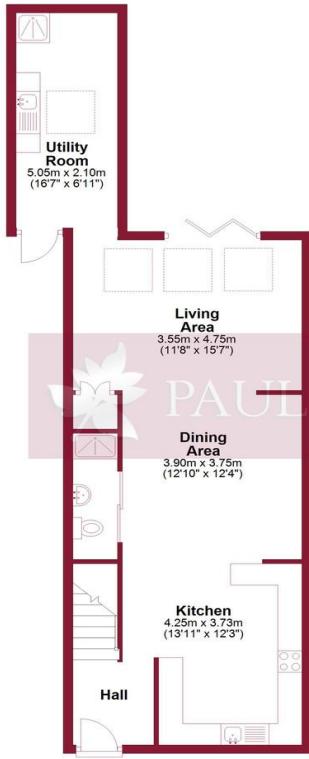




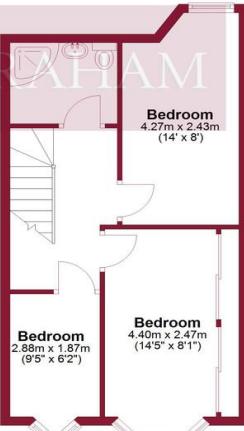
7 Elmwood Close, Wallington, Surrey, SM6 7EF | £625,000 Freehold

An attractive extended three bedroom semi detached home in a highly sought after location close by to Beddington Park and within easy reach of local train stations. The property features a spacious open plan ground floor, ideal for modern living and entertaining, along with three good sized bedrooms and shower room. Further benefits include driveway parking and a large rear garden, making this an ideal family home.

Ground Floor
Approx. 67.2 sq. metres (723.8 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 111.1 sq. metres (1195.5 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

LIVING ROOM 15' 7" x 11' 8" (4.75m x 3.56m)

DINING AREA 12' 10" x 12' 4" (3.91m x 3.76m)

KITCHEN 13' 11" x 12' 3" (4.24m x 3.73m)

UTILITY ROOM/SHOWER ROOM 16' 7" x 6' 11" (5.05m x 2.11m)

WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 14' 8" x 8' 1" (4.47m x 2.46m)

BEDROOM 2 14' x 8' (4.27m x 2.44m)

BEDROOM 3 9' 5" x 6' 2" (2.87m x 1.88m)

SHOWER ROOM

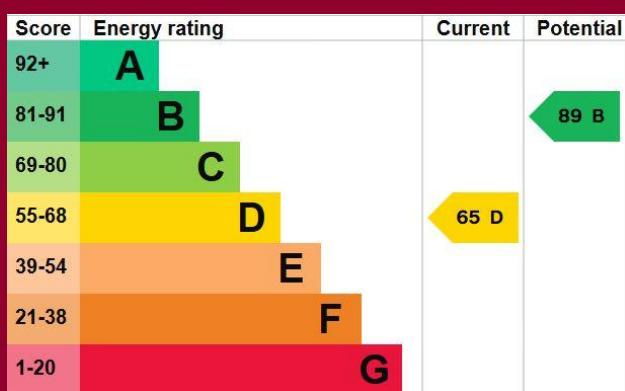
LARGE REAR GARDEN

DRIVEWAY PARKING

CLOSE TO BEDDINGTON PARK



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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