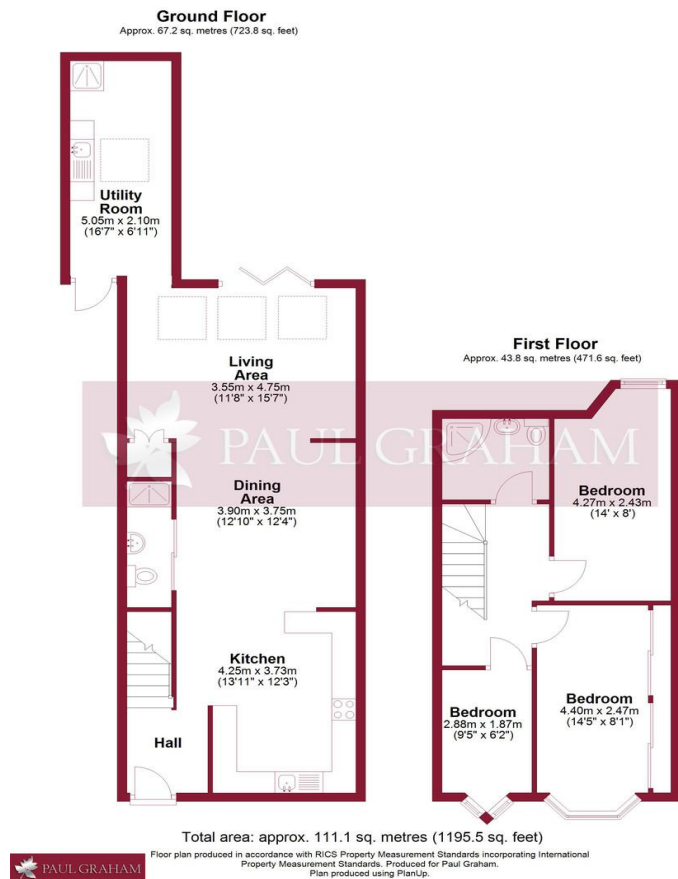




7 Elmwood Close, Wallington, Surrey, SM6 7EF | **£625,000 Freehold**

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.



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 11' 4" x 8' 1" (4.47m x 2.46m)

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

BEDROOM 3' 9" 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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