

59 Blenheim Gardens, South Wallington, Surrey, SM6 9PW £830,000



PAUL GRAHAM

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DESCRIPTION

Paul Graham are delighted to present this impressive double fronted period house located in a favoured road in South Wallington which retains a wealth of charm and character. The property would make a wonderful family home and boasts a stunning entrance hall leading to large 3 reception rooms and a refitted kitchen/breakfast room. Stairs lead to the 1st floor which features a galleried landing, 5 bedrooms (4 being doubles) and a large shower room. The property is situated close to a number of reputable schools including Wallington Girls and Wilsons Grammar schools. There is further potential for a loft conversion, or for conversion into either apartments or 2 houses (subject to planning permission). Viewing strongly advised.



ROOMS

Storm Porch

Entrance Hall 20'6 x 7'10

Drawing Room 16' x 15'3

Dining Room 17'4 x 16'

Family Room 16'1 x 12'7

Kitchen/Breakfast Room 12'5 x 12'5

Landing

Bedroom One 16' x 13'1

Bedroom Two 13' x 12'9

Bedroom Three 12'6 x 12'5

Bedroom Four 10'5 x 10'

Bedroom Five 9' x 7'4

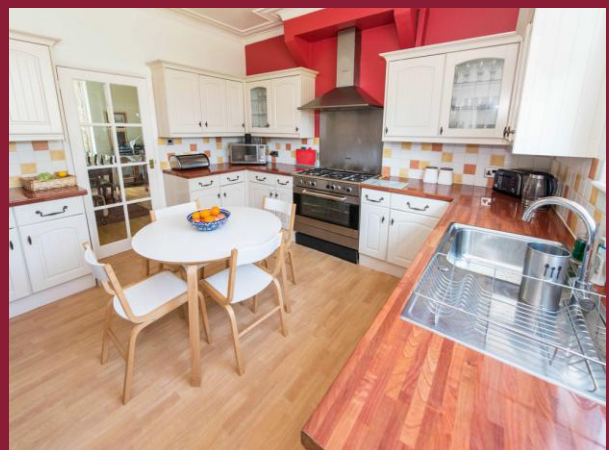
Shower Room 9'10 x 9'3

Loft Room 36'7 x 11'2

Potential for Off Road Parking

Front and Rear Garden

**Potential for Conversion into Apartments
or 2 Separate Houses (Subject To Planning
Permission)**



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FLOOR PLAN



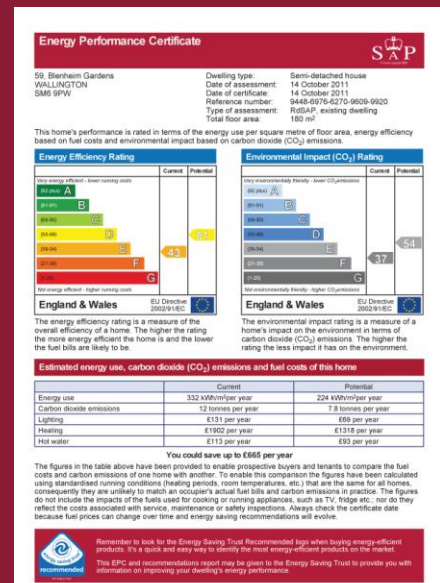
1ST FLOOR
APPROX. FLOOR
AREA 935 SQ.FT.
(86.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1023 SQ.FT.
(95.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1957 SQ.FT. (181.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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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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