

5 Ingleby Way, South Wallington, Surrey, SM6 9LP  
£775,000 Freehold



PAUL GRAHAM

[WWW.PAULGRAHAM.CO.UK](http://WWW.PAULGRAHAM.CO.UK)





## DESCRIPTION

Paul Graham are delighted to offer this well presented detached family home situated within a sought after road on the South side of Wallington and is within easy reach of a range of reputable schools including Wallington High School for Girls and Wilson's.

The accommodation is comprised of a spacious entrance hall, two good size reception rooms and a conservatory. There is also a 16'6 kitchen/breakfast room and downstairs Wc. Upstairs boasts three double bedrooms and a modern bathroom.

There are well maintained gardens at the back and front with a driveway to a garage and a large, well established Southerly aspect at the rear. Viewing advised.



## ROOMS

**ENTRANCE HALL** 18' 9" x 7' 5" (5.72m x 2.26m)

**LOUNGE** 15' 5" x 13' (4.7m x 3.96m)

**DINING ROOM** 13' 3" x 11' 6" (4.04m x 3.51m)

**CONSERVATORY** 10' 9" x 9' 4" (3.28m x 2.84m)

**KITCHEN/BREAKFAST ROOM** 16' 6" x 8' 7" (5.03m x 2.62m)

**DOWNSTAIRS WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 15' 5" x 13' 1" (4.7m x 3.99m)

**BEDROOM 2** 13' 4" x 11' 7" (4.06m x 3.53m)

**BEDROOM 3** 12 max' x 8' 10" (3.66m x 2.69m)

**FAMILY BATHROOM** 8' 10" x 7' 4" (2.69m x 2.24m)

**LARGE SOUTHERLY ASPECT REAR GARDEN**

**FRONT GARDEN**

**DRIVEWAY**

**GARAGE**



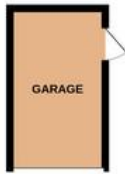
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# FLOOR PLAN

GROUND FLOOR  
818 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk