

93 Sandy Lane South, Wallington, Surrey, SM6 9RF  
£850,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

Paul Graham is pleased to market this attractive 5 bedroom detached family house. Positioned on a corner plot at Sandy Lane South and The Newlands. Comprising 2 reception rooms, a conservatory, a ground floor shower room and WC, a 17 ft kitchen/diner and a utility room. Upstairs there are 5 bedrooms and a family bathroom. Outside, there is a front garden with off street parking for several cars, a side garden with a patio and artificial lawn and at the rear of the property is a courtyard style garden which offers more parking and leads to the detached garage. The property is being sold with no chain, and viewing is highly recommended.



## ROOMS

### ENTRANCE HALL

**SHOWER ROOM** 10' 3" x 4' 10" (3.12m x 1.47m)

**LIVING ROOM** 13' 9" x 11' 8" (4.19m x 3.56m)

**FAMILY ROOM** 14' 1" x 10' 6" (4.29m x 3.2m)

**CONSERVATORY** 17' 11" x 11' 2" (5.46m x 3.4m)

**KITCHEN/DINING ROOM** 17' 11" x 10' 10" (5.46m x 3.3m)

**UTILITY ROOM** 10' 4" x 6' 5" (3.15m x 1.96m)

### LANDING

**BEDROOM 1** 14' 1" x 10' 2" (4.29m x 3.1m)

**BEDROOM 2** 14' 1" x 10' 2" (4.29m x 3.1m)

**BEDROOM 3** 11' 10" x 10' (3.61m x 3.05m)

**BEDROOM 4** 10' 8" max x 10' 4" max (3.25m x 3.15m)

**BEDROOM 5** 8' 6" x 7' 1" (2.59m x 2.16m)

**FAMILY BATHROOM** 7' 5" x 6' 10" (2.26m x 2.08m)

### OUTSIDE

**FRONT GARDEN**

**SIDE GARDEN**

**COURTYARD**

**DETACHED GARAGE** 18' 8" x 9' 8" (5.69m x 2.95m)

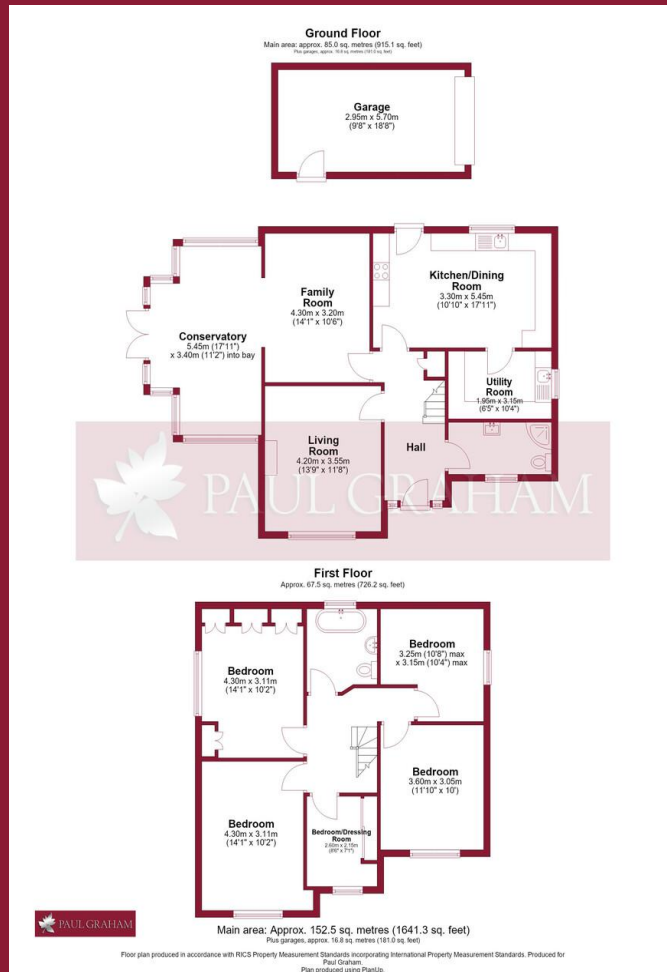
**NO CHAIN**



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# FLOOR PLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 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

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