

2 The Drive, South Wallington, Surrey, SM6 9LX  
£735,000 Freehold



PAUL GRAHAM

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



## DESCRIPTION

This well presented attractive three/four bedroom period semi detached home is ideally situated in a highly sought after location directly opposite Wallington Girls High School.

The property which sits on a corner plot offers generous and versatile living accommodation, featuring two spacious reception rooms with large, bright living areas ideal for both family life and entertaining. Offering a large garden and detached garage, this property is not to be missed.



## ROOMS

**ENTRANCE PORCH**

**ENTRANCE HALL**

**LIVING ROOM** 18' 4 into bay" x 17' 5" (5.59m x 5.31m)

**DINING ROOM** 14' 7" x 12' 2" (4.44m x 3.71m)

**STUDY/BEDROOM** 4 8' 10" x 7' 10" (2.69m x 2.39m)

**KITCHEN** 12' 0" x 10' 0" (3.66m x 3.05m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 14' 1" x 12' 0" (4.29m x 3.66m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2** 15' 1" x 10' 0" (4.6m x 3.05m)

**BEDROOM 3** 10' 10" x 7' 9" (3.3m x 2.36m)

**FAMILY BATHROOM**

**LARGE GARDEN**

**GARAGE** 17' 1" x 13' 2" (5.21m x 4.01m)

**FRONT GARDEN**

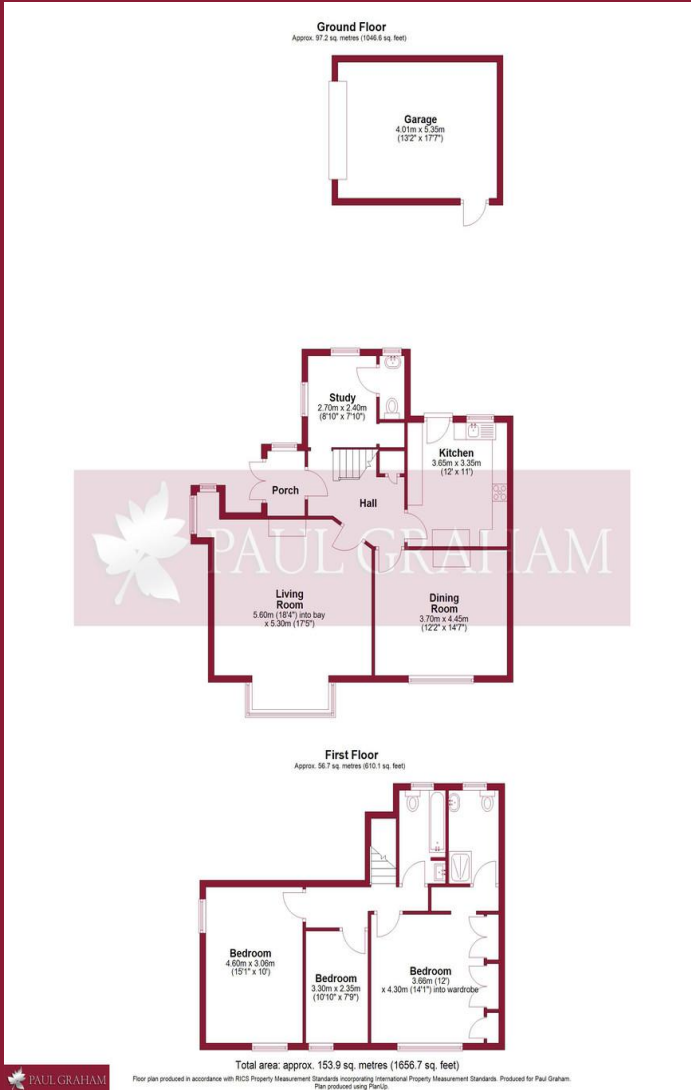
**DRIVEWAY**



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# FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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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