

14 Waterer Rise, South Wallington, Surrey, SM6 9DN
Guide Price £795,000 Freehold

 PAUL GRAHAM



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DESCRIPTION

Offered for sale with no chain, Paul Graham are delighted to offer this attractive semi detached home which is situated a short walk from excellent schools, local shops and transport links. Positioned in a popular tree-lined road, this family house boasts four spacious bedrooms, three reception rooms and a larger-than-average garden. Viewing advised. The property provides generous and versatile accommodation throughout, comprising three well-proportioned reception rooms, a fitted kitchen, four bedrooms, a family bathroom and separate WC. While requiring updating, the home presents a fantastic opportunity for purchasers to create a property tailored to their own tastes and requirements.

Externally, the property benefits from a substantial detached garage and a particularly impressive T-shaped rear garden, offering a wonderful space for families and entertaining.

The location is a key feature, being within easy reach of highly regarded local schools, including Wilson's School and Wallington County Grammar School, together with the open green spaces of Beddington Park. A range of local shops, transport links and everyday amenities are also close at hand.



ROOMS

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE 15' 3 into bay" x 14' 11" (4.65m x 4.55m)

DINING ROOM 14' 7" x 12' 6" (4.44m x 3.81m)

BREAKFAST ROOM 11' 1" x 10' 6" (3.38m x 3.2m)

KITCHEN 12 max' 0" x 10' 8" (3.66m x 3.25m)

STAIRS TO FIRST FLOOR

BEDROOM 2 14' 9" x 12' 6" (4.5m x 3.81m)

BEDROOM 1 15' 1 into bay" x 12' 10 max" (4.6m x 3.91m)

BEDROOM 3 13 max' 0" x 11' 8" (3.96m x 3.56m)

BEDROOM 4 9' 10" x 8' 10" (3m x 2.69m)

BATHROOM

WC

LARGE GARDEN

DRIVEWAY PARKING

DETACHED GARAGE 19' 8" x 9' 4" (5.99m x 2.84m)

WORKSHOP 12' x 8' 6" (3.66m x 2.59m)

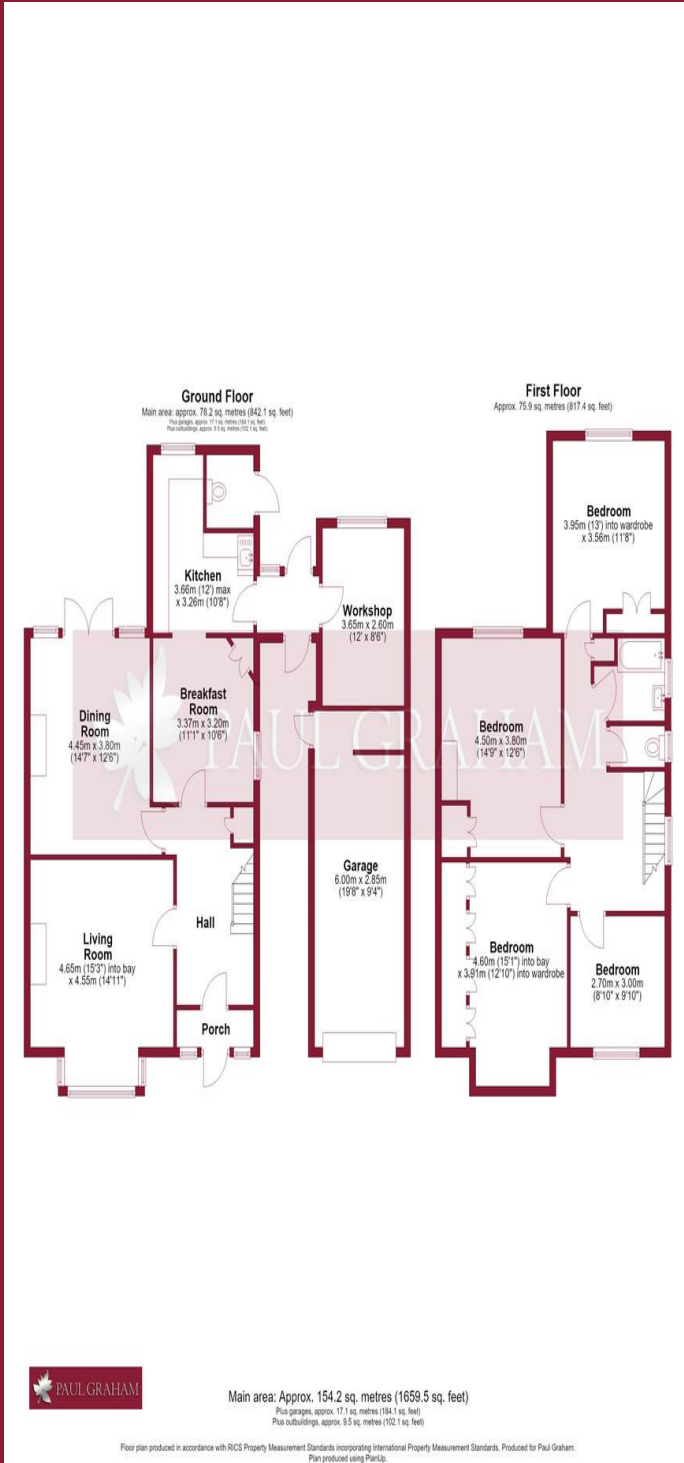
NO CHAIN



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FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 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