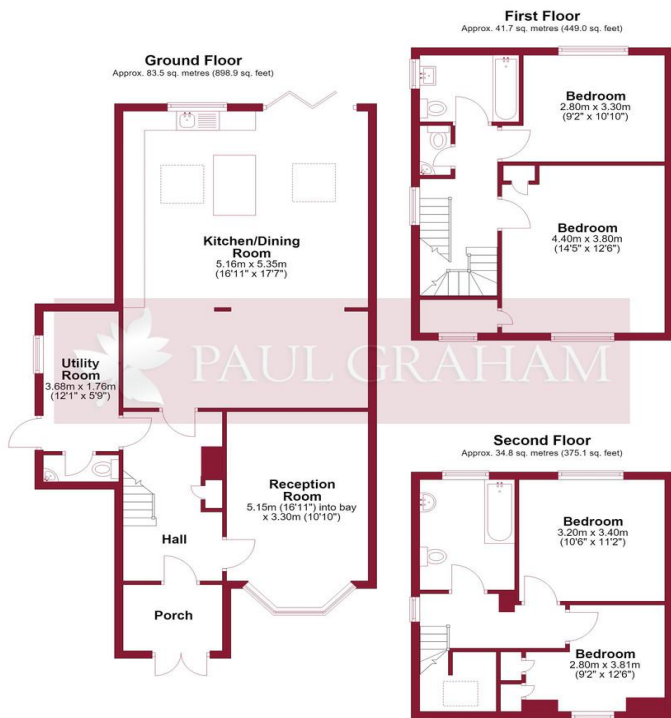




## 43 Alington Grove, South Wallington, Surrey, SM6 9NH | £760,000 Freehold

Offered to the market with no onward chain, this spacious and extended four bedroom semi detached family home occupies an enviable corner plot and provides generous, versatile accommodation throughout. The property also boasts a detached garage at the rear. Ideally situated for families, the property is within easy reach of the highly regarded Wilson's School and Wallington High School for Girls, as well as local amenities, transport links and green open spaces.



Total area: approx. 160.1 sq. metres (1723.0 sq. feet)  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham.  
 Plan produced using PlanUp.

## ENTRANCE PORCH AND ENTRANCE HALL

LOUNGE 16' 11 into bay" x 10' 10" (5.16m x 3.3m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 17' 7" x 16' 11" (5.36m x 5.16m)

UTILITY ROOM/LEAN TO 12' 1" x 5' 9" (3.68m x 1.75m)

## STAIRS TO THE FIRST FLOOR

BEDROOM 1 14' 5" x 12' 6" (4.39m x 3.81m)

BEDROOM 2 10' 10" x 9' 2" (3.3m x 2.79m)

## BATHROOM

## STAIRS TO THE TOP FLOOR

BEDROOM 3 12' 6" x 9' 2" (3.81m x 2.79m)

BEDROOM 4 11' 2" x 10' 6" (3.4m x 3.2m)

## BATHROOM

## LARGE REAR GARDEN

## DETACHED GARAGE AT THE REAR

## DRIVEWAY PARKING

## NO CHAIN

## CORNER PLOT



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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