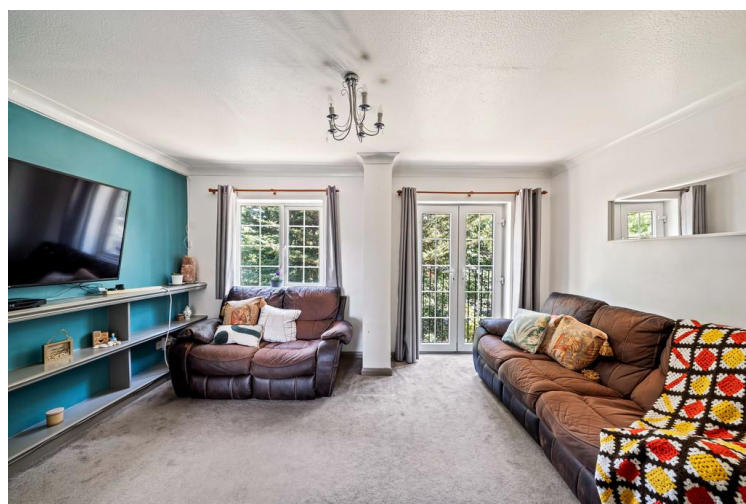
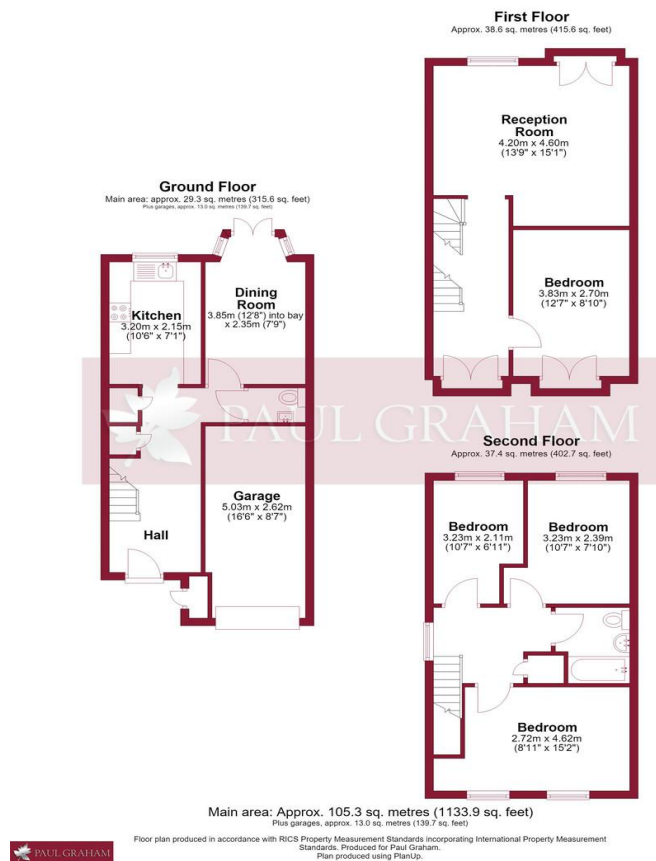




13 Freshwood Way, South Wallington, Surrey, SM6 0RL | Guide Price £550,000 Freehold

Situated in a highly sought-after residential location, this spacious four-bedroom end of terrace townhouse offers versatile family accommodation arranged over three floors and is offered to the market with no onward chain. Ideally positioned for families, the property is within easy reach of the highly regarded Wallington High School for Girls, together with a selection of local amenities, transport links and open green spaces.



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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

DINING ROOM 12' 8 into bay" x 7' 9" (3.86m x 2.36m)

KITCHEN 10' 6" x 7' 1" (3.2m x 2.16m)

WC

STAIRS TO THE FIRST FLOOR

LANDING WITH JULIET BALCONY

LIVING ROOM 15' 1" x 13' 9" (4.6m x 4.19m)

BEDROOM 1 12' 7" x 8' 10" (3.84m x 2.69m)

BALCONY

STAIRS TO THE TOP FLOOR

LANDING

BEDROOM 2 15' 2" x 8' 11" (4.62m x 2.72m)

BEDROOM 3 10' 7" x 6' 11" (3.23m x 2.11m)

BEDROOM 4 10' 7" x 7' 10" (3.23m x 2.39m)

BATHROOM

GARAGE 16' 6" x 8' 7" (5.03m x 2.62m)

DRIVEWAY

NO CHAIN

WALLINGTON

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