

64 Foresters Drive, South Wallington, Surrey, SM6 9JY
£825,000 Freehold



PAUL GRAHAM

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DESCRIPTION

Situated in a highly sought-after residential location, within easy reach of a range of reputable schools including Wilson's, Wallington High School for Girls and John Fisher, this spacious four-bedroom semi-detached home offers generous family accommodation, a beautiful rear garden, and excellent potential for further extension (subject to the necessary planning permissions). This is a fantastic home for growing families. The property boasts four well-proportioned bedrooms, providing ample space for family living, along with two spacious and versatile reception rooms and a fitted kitchen. There is also a garden room which overlooks the attractive rear garden, creating the perfect space to relax.

The property has benefited from recent refurbishment works, while the generous layout offers plenty of scope to personalise and enhance over time. The property boasts a vibrant, beautifully cultivated rear garden – a true outdoor sanctuary ideal for entertaining. A charming small pond adds a touch of serenity and sophistication, making the space feel both lively and tranquil. To the front, there is a private driveway providing off-street parking together with an attached garage. Perfectly positioned with easy access to the Pavilion, as well as local amenities, transport



ROOMS

ENTRANCE HALL

LOUNGE 18' 4 into bay" x 13' 11" (5.59m x 4.24m)

DINING ROOM 21' 2" x 10' 8" (6.45m x 3.25m)

KITCHEN 17' 9" x 8' 2" (5.41m x 2.49m)

GARDEN ROOM 13' 0" x 7' 0" (3.96m x 2.13m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 18 into bay' x 12' 8" (5.49m x 3.86m)

BEDROOM 2 14' 0" x 11' 11" (4.27m x 3.63m)

BEDROOM 3 14' 11" x 11' 11" (4.55m x 3.63m)

BEDROOM 4 9' 1" x 7' 6" (2.77m x 2.29m)

FAMILY BATHROOM

LARGE GARDEN

GARAGE 14' 3" x 9' 5" (4.34m x 2.87m)

DRIVEWAY

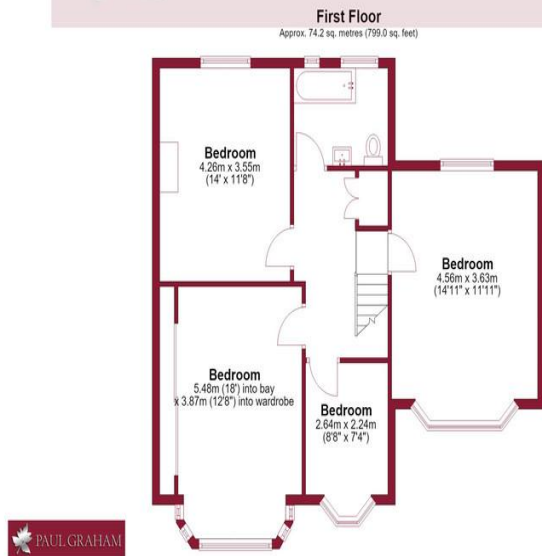
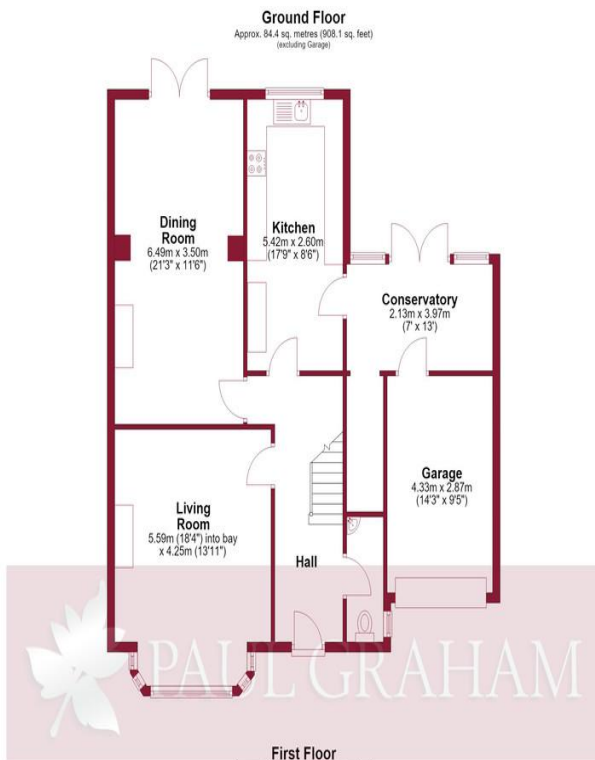
NO CHAIN



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FLOOR PLAN



Total area: approx. 158.6 sq. metres (1707.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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